

## \$549,900 - 3416 106 Street, Edmonton

MLS® #E4425192

**\$549,900**

6 Bedroom, 2.50 Bathroom, 1,474 sqft

Single Family on 0.00 Acres

Duggan, Edmonton, AB

Stunningly RENOVATED Bungalow in Duggan is MOVE-IN READY! This spacious 1475 sq ft open-concept home features 3+3 bedrooms, 2.5 baths, 2 large family rooms, spacious living room and a stunning kitchen. The main floor offers a front facing living room with huge windows, dining area, a beautiful maple kitchen w/classic granite counter tops, backsplash and newer SS appliances + gas stove, and a sunken family room w/wood burning fire place. There are 3 bedrooms on the main floor, the large primary bedroom offers a private 2-pc ensuite. Downstairs you'll find a huge family room, 3 large bedrooms, a lovely 3 pc bath, + laundry and storage area. UPGRADES INCLUDE: New paint, carpets, vinyl flooring & baseboards throughout the home, closet doors, some newer windows, shingles, air-conditioning, light fixtures and more. There is a beautiful private backyard with a huge deck, tree house and a double garage measuring 20'x24'. Located near major Shopping Centres, public transport, schools, UofA, and major highways.

Built in 1979

### Essential Information

MLS® # E4425192

Price \$549,900



Bedrooms	6
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,474
Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	3416 106 Street
Area	Edmonton
Subdivision	Duggan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 1A4

### Amenities

Amenities	Air Conditioner, Deck, No Animal Home, No Smoking Home
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
----------	-------------

Exterior Features	Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Duggan Elementary
Middle	D S Mackenzie
High	Harry Ainlay

### **Additional Information**

Date Listed	March 12th, 2025
Days on Market	48
Zoning	Zone 16

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 29th, 2025 at 6:32pm MDT