

Courtesy Of Mani Bagga Of Royal Lepage Magna

## \$549,800 - 3811 104 Street, Edmonton

MLS® #E4419167

**\$549,800**

3 Bedroom, 3.00 Bathroom, 1,710 sqft

Single Family on 0.00 Acres

Duggan, Edmonton, AB

Welcome to Duggan! This future new duplex boasts over 1,700 SQ FEET w/ 3 bedrooms & 3 full baths! The main floor features a versatile den to use as an office or extra bedroom! Featuring a spacious dining area & a dream kitchen offers quartz countertops and modern cabinetry w/ \$5,500 Appliance credit! A convenient half bath completes this level. Ascending upstairs, you are greeted by a functional BONUS ROOM 3 spacious bedrooms. The primary bedroom features a 5-piece ensuite w/ double vanities. Peace of mind comes with this new build with a NEW HOME WARRANTY & refundable \$2,500 landscaping deposit. Basement development is offered as an option for upgrade! Close to schools, shopping, public transportation, parks and playgrounds. Duggan is a sought-after family-friendly neighbourhood.

Built in 2025

### Essential Information

MLS® #	E4419167
Price	\$549,800
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,710
Acres	0.00



Year Built	2025
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	3811 104 Street
Area	Edmonton
Subdivision	Duggan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 2J9

### Amenities

Amenities	See Remarks
Parking Spaces	2
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary      Duggan School  
Middle          D.S. MacKenzie School  
High             Harry Ainlay School

**Additional Information**

Date Listed      January 24th, 2025  
Days on Market    144  
Zoning             Zone 16



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