

Courtesy Of Mani Bagga Of Royal LePage Magna

\$549,800 - 3813 104 Street, Edmonton

MLS® #E4419602

\$549,800

3 Bedroom, 3.00 Bathroom, 1,675 sqft

Single Family on 0.00 Acres

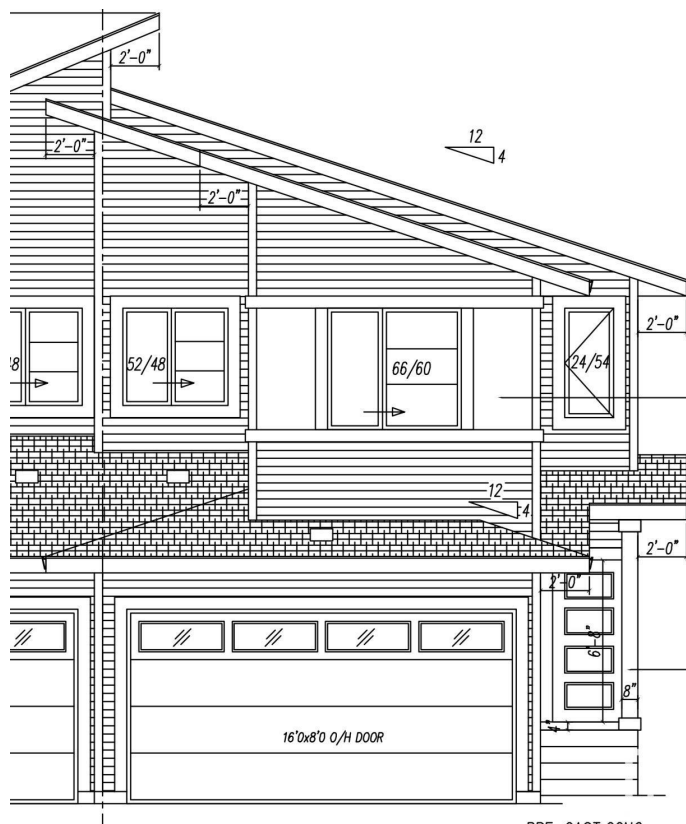
Duggan, Edmonton, AB

Welcome to Duggan! This future new duplex boasts over 1,675 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® #	E4419602
Price	\$549,800
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,675
Acres	0.00



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

Community Information

Address	3813 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 29th, 2025
Days on Market 136
Zoning Zone 16



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