

## \$449,900 - 3519 109 Street, Edmonton

MLS® #E4440479

**\$449,900**

4 Bedroom, 2.00 Bathroom, 1,095 sqft

Single Family on 0.00 Acres

Duggan, Edmonton, AB

Amazing location in West Duggan - on a quiet street across from green space, walkable to school & quick access to 34th Ave, 111 St & Calgary Trail. 1100sf 3 bedrooms up & fully finished basement with a 4th bedroom, 2nd full bathroom & a large rec room. The main floor has hardwood floors, newer white shaker kitchen cabinetry & chop block countertops. Large yard with a deck, grass, gardens, firepit & massive 26' deep x 22' garage. Newer shingles, vinyl windows upstairs. A must see!

Built in 1968

### Essential Information

MLS® #	E4440479
Price	\$449,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,095
Acres	0.00
Year Built	1968
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information



Address	3519 109 Street
Area	Edmonton
Subdivision	Duggan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 1C2

### **Amenities**

Amenities	Deck, Fire Pit, Vinyl Windows
Parking	Double Garage Detached, Over Sized

### **Interior**

Appliances	Dishwasher-Built-In, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Landscaped, Schools
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Duggan
Middle	DS Mackenzie
High	Harry Ainlay

### **Additional Information**

Date Listed	June 5th, 2025
Days on Market	10
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 June 15th, 2025 at 9:47am MDT