

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

MLS® #E4419167

**\$549,800**

3 Bedroom, 3.00 Bathroom, 1,710 sqft  
Single Family on 0.00 Acres

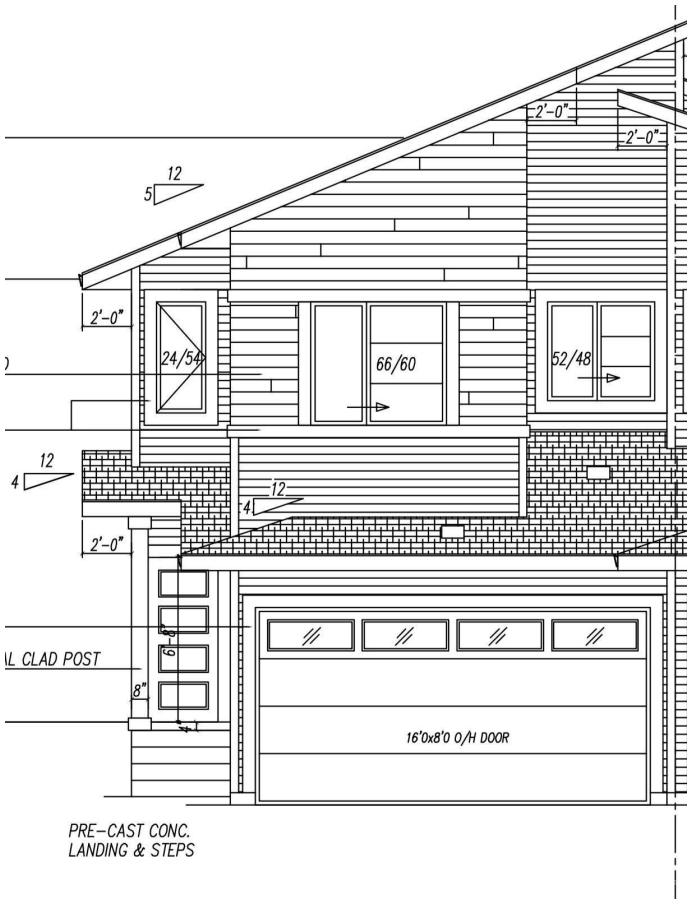
Duggan, Edmonton, AB

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    114  
Zoning            Zone 16



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