

## **\$499,900 - 3543 105b Street, Edmonton**

MLS® #E4430342

**\$499,900**

5 Bedroom, 3.00 Bathroom, 1,596 sqft

Single Family on 0.00 Acres

Duggan, Edmonton, AB

Welcome to this wonderfully upgraded 1,596sqft bungalow in Duggan. Tucked away and custom built by Ace on a 60' wide lot. The large triple-pane windows allow the sun to engulf the L-shaped living/dining room with its vaulted ceilings and tindlestone fireplace feature wall. The bright eat-in kitchen has stainless steel appliances, granite counters, pot lighting, a dream walk-in pantry, heated tile flooring and overlooks the amazing yard (which is maintenance-free by the way). Completing the main floor are 2 bedrooms including an updated 3-piece ensuite off the spacious master, a fully remodeled main bath including a jetted tub and a massive laundry room. The fully finished basement has another wood burning fireplace in the expansive rec room, 2 more huge bedrooms and loads of storage space. The maintenance free yard is one that just has to be seen, it has been used to host a wedding and is the ultimate for socializing, relaxing and enjoying. Minutes to Southgate Mall, Whitemud Drive and Anthony Henday.

Built in 1972

### **Essential Information**

MLS® # E4430342

Price \$499,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,596                  |
| Acres          | 0.00                   |
| Year Built     | 1972                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 3543 105b Street |
| Area        | Edmonton         |
| Subdivision | Duggan           |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6J 2K9          |

### **Amenities**

|                |             |
|----------------|-------------|
| Amenities      | See Remarks |
| Parking Spaces | 4           |
| Parking        | No Garage   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Countertop Electric, Washer, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### **Exterior**

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior          | Wood, Stucco, Hardie Board Siding |
| Exterior Features | See Remarks                       |
| Roof              | Asphalt Shingles                  |
| Construction      | Wood, Stucco, Hardie Board Siding |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 11th, 2025

Days on Market                8

Zoning                            Zone 16

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