

## \$565,000 - 3416 106 Street, Edmonton

MLS® #E4425192

### \$565,000

6 Bedroom, 2.50 Bathroom, 1,474 sqft  
Single Family on 0.00 Acres

Duggan, Edmonton, AB

Stunningly RENOVATED Bungalow in Duggan is MOVE-IN READY! This spacious 1475 sq ft open-concept home features 3+3 bedrooms, 2.5 baths, 2 large family rooms, spacious living room and a stunning kitchen. The main floor offers a front facing living room with huge windows, dining area, a beautiful maple kitchen w/classic granite counter tops, backsplash and newer SS appliances + gas stove, and a sunken family room w/wood burning fire place. There are 3 bedrooms on the main floor, the large primary bedroom offers a private 2-pc ensuite. Downstairs you'll find a huge family room, 3 large bedrooms, a lovely 3 pc bath, + laundry and storage area. UPGRADES INCLUDE: New paint, carpets, vinyl flooring & baseboards throughout the home, closet doors, some newer windows, shingles, air-conditioning, light fixtures and more. There is a beautiful private backyard with a huge deck, tree house and a double garage measuring 20'x24'. Located near major Shopping Centres, public transport, schools, UofA, and major highways.

Built in 1979

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4425192  |
| Price  | \$565,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,474                  |
| Acres          | 0.00                   |
| Year Built     | 1979                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 3416 106 Street |
| Area        | Edmonton        |
| Subdivision | Duggan          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6J 1A4         |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Deck, No Animal Home, No Smoking Home |
| Parking   | Double Garage Detached                                 |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Mantel, Stone Facing  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### **Exterior**

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |   |
|-------------------|---|
| Exterior Features | Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### **School Information**

|            |                   |
|------------|-------------------|
| Elementary | Duggan Elementary |
| Middle     | D S Mackenzie     |
| High       | Harry Ainlay      |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 12th, 2025 |
| Days on Market | 22               |
| Zoning         | Zone 16          |

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Listing information last updated on April 3rd, 2025 at 10:02am MDT