

## \$564,900 - 3628 107 Street, Edmonton

MLS® #E4449127

**\$564,900**

4 Bedroom, 2.00 Bathroom, 1,316 sqft

Single Family on 0.00 Acres

Duggan, Edmonton, AB

Welcome to this beautifully renovated 1,316 sq ft bungalow in sought-after Duggan! This 4-bed, 2-bath open concept bungalow features A.C, new blinds, upgraded windows, a fully custom two-toned kitchen with quartz countertops, artesian tile backsplash, and new appliances. The spacious main floor features embossed luxury vinyl plank, knockdown ceilings, and a primary ensuite with custom vanities. Downstairs offers a large rec space with brand new heavy-weight carpet, a home gym (can be converted back to a 5th bedroom), plus a 4th bedroom and laundry. Comfort and efficiency are upgraded with a modern water distribution panel and new water lines. Outside, enjoy a massive 22' x 24' oversized double garage, a gate for RV parking, and a private landscaped west facing backyard. Located near top schools, parks, shopping, Southgate mall, and transit, this move-in-ready home blends luxury finishes with practical upgrades in one of Edmonton's most established neighbourhoods.

Built in 1971

### Essential Information

MLS® # E4449127

Price \$564,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,316                  |
| Acres          | 0.00                   |
| Year Built     | 1971                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 3628 107 Street |
| Area        | Edmonton        |
| Subdivision | Duggan          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6J 1B1         |

### **Amenities**

|           |                                                                                                                              |
|-----------|------------------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Air Conditioner, Exercise Room, Open Beam, Parking-Extra, Patio, R.V. Storage, Vinyl Windows, See Remarks |
| Parking   | Double Garage Detached                                                                                                       |

### **Interior**

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Interior Features | ensuite bathroom                                            |
| Appliances        | Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                   |
| Fireplace         | Yes                                                         |
| Fireplaces        | See Remarks                                                 |
| Stories           | 2                                                           |
| Has Basement      | Yes                                                         |
| Basement          | Full, Finished                                              |

### **Exterior**

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 22nd, 2025 |
| Days on Market | 24              |
| Zoning         | Zone 16         |

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