

## \$449,900 - 3827 105 Street, Edmonton

MLS® #E4462473

**\$449,900**

5 Bedroom, 3.00 Bathroom, 1,424 sqft

Single Family on 0.00 Acres

Duggan, Edmonton, AB

So many options and next to a park! 1) Move in as is to this 1,424 sq.ft. 5 bedroom + den, 3 full bathroom home. 2) Put in an in-law or legal suite as it has side entry. 3) Tear down the current home and use this 706 sq.m. lot to build numerous units and take advantage of the park-side view. The lot is 65x120 (minus a 26 sq.m. corner). The main floor is spacious with 2 living areas (the back one has a fireplace), den, kitchen, dining area, and down the hall are the 2 bedrooms, a full bathroom, and owner's suite with full ensuite. The basement has a large laundry room, full bathroom, 2 bedrooms, a rec room, and several storage rooms. The over-sized double detached garage also has RV parking, and the property is fully fenced. Located close to several schools, easy transit, and a short drive to Gateway/Calgary Trail, you are close to everything you need!

Built in 1971

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4462473  |
| Price          | \$449,900 |
| Bedrooms       | 5         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,424     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1971                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3827 105 Street |
| Area        | Edmonton        |
| Subdivision | Duggan          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5K 0Z5         |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Amenities      | Detectors Smoke, No Smoking Home   |
| Parking Spaces | 6                                  |
| Parking        | Double Garage Detached, RV Parking |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                      |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Stove-Electric, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                             |
| Stories           | 2                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Full, Finished                                                                                                                        |

### Exterior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Metal                                                                                                     |
| Exterior Features | Backs Onto Park/Trees, Fenced, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                |
| Construction      | Wood, Metal                                                                                                     |
| Foundation        | Concrete Perimeter                                                                                              |

### Additional Information

Date Listed            October 17th, 2025

Days on Market      4

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 October 21st, 2025 at 12:02am MDT