

## \$499,900 - 3631 110 Street, Edmonton

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MLS® #E4451610

**\$499,900**

4 Bedroom, 2.50 Bathroom, 2,099 sqft

Single Family on 0.00 Acres

Duggan, Edmonton, AB

Welcome to this exceptionally well maintained 4-level split in sought-after Duggan! With over 2,400 sq ft of living space, this 4 bed, 3 bath home is perfect for families. Enjoy a bright, functional layout with a recently updated kitchen, engineered flooring/luxury vinyl tile and it's been freshly painted - ready to impress. Major updates include roof shingles, eavestroughs, exterior grading, and a high-efficiency furnace for year-round comfort. From the third level sliding doors lead straight out to the private, landscaped backyard which offers space to relax or entertain, while the oversized 24' x 26' detached garage provides ample room for vehicles, storage, or a workshop. With 4 spacious levels, there's plenty of room for the whole family to live and grow. This well-cared-for home offers room for the whole family across four thoughtfully designed levels, and is conveniently located near schools, parks, shopping, and public transit. Move-in ready and packed with value - this Duggan gem won't last long!



Built in 1968

### Essential Information

MLS® # E4451610

Price \$499,900

|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,099                  |
| Acres          | 0.00                   |
| Year Built     | 1968                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3631 110 Street |
| Area        | Edmonton        |
| Subdivision | Duggan          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6J 1E3         |

### Amenities

|                |                                               |
|----------------|-----------------------------------------------|
| Amenities      | Deck, Detectors Smoke, Natural Gas BBQ Hookup |
| Parking Spaces | 4                                             |
| Parking        | Double Garage Detached, Over Sized            |

### Interior

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                   |
| Fireplace         | Yes                                                                                                                                         |
| Fireplaces        | Stone Facing                                                                                                                                |
| Stories           | 4                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                         |
| Basement          | Full, Finished                                                                                                                              |

### Exterior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                                          |
| Exterior Features | Corner Lot, Fenced, Flat Site, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                            |
| Construction      | Wood, Brick, Vinyl                                                                                                          |
| Foundation        | Concrete Perimeter                                                                                                          |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 12               |
| Zoning         | Zone 16          |

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Listing information last updated on August 19th, 2025 at 1:17pm MDT