

## \$469,900 - 3225 108 Street, Edmonton

MLS® #E4451127

**\$469,900**

3 Bedroom, 3.00 Bathroom, 1,215 sqft

Single Family on 0.00 Acres

Steinhauer, Edmonton, AB

LOCATION, LOCATION, LOCATION! This beautifully updated 3+2 bedroom, 3-bathroom bungalow features a functional layout with a cozy WOOD-BURNING FIREPLACE, a fully finished basement with NEW FLOORING AND FRESH PAINT, a SEPARATE SIDE ENTRY (perfect for a potential suite), and an ATTACHED GARAGE. All bathrooms have been PROFESSIONALLY RENOVATED with sleek, modern finishes. The spacious backyard is a true highlight, boasting a BEAUTIFUL GARDEN WITH MANY TREES AND A THRIVING VEGETABLE GARDEN, complete with a FIREPIT and plenty of space to relax or entertain. Located just steps from a SCHOOL, COMMUNITY LEAGUE, and PLAYGROUND, and only minutes to SOUTHGATE MALL (7 MINS), CALGARY TRAIL (4 MINS), and the AIRPORT (12-15 MINS), this home offers the perfect blend of COMFORT, CONVENIENCE, and INCOME POTENTIAL—ideal for FAMILIES or INVESTORS!

Built in 1975

### Essential Information

MLS® # E4451127

Price \$469,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,215                  |
| Acres          | 0.00                   |
| Year Built     | 1975                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3225 108 Street |
| Area        | Edmonton        |
| Subdivision | Steinhauer      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6J 3C9         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                 |
| Stories           | 3                                                                                                                         |
| Has Basement      | Yes                                                                                                                       |
| Basement          | Full, Finished                                                                                                            |

### Exterior

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

**Additional Information**

Date Listed            August 2nd, 2025  
Days on Market      37  
Zoning                Zone 16

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