# \$329,100 - 9518 106 Avenue, Edmonton

MLS® #E4454233

#### \$329,100

8 Bedroom, 2.50 Bathroom, 1,109 sqft Single Family on 0.00 Acres

Mccauley, Edmonton, AB

INVESTOR ALERT! RM h16 zoning, 375m2 lot in McCauley! 5-10 minutes to: Downtown, Rogers, Ice District, Victoria School, NAIT, Grant MacEwan U, Riverside Golf, Royal Alex, Glenrose, Kingsway Mall, Churches, Mosks, Stores, Restaurants and Pharmacy. 8 bedrooms, 2.5 baths with tenant in place until Jan 2026 paying \$1520/m (not including utilities). Fenced Yard, double garage. Great holding property with excellent potential for infill / NGO uses. Many redevelopment examples in the area. Assume tenant for fast possession.

Built in 2002

#### **Essential Information**

MLS® # E4454233

Price \$329,100

Lease Rate \$10

Bedrooms 8

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,109

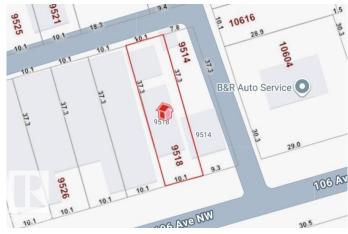
Acres 0.00

Year Built 2002

Type Single Family

Sub-Type Detached Single Family







Style Bi-Level Status Active

## **Community Information**

Address 9518 106 Avenue

Area Edmonton
Subdivision Mccauley
City Edmonton
County ALBERTA

Province AB

Postal Code T5H 0N2

#### **Amenities**

Amenities Detectors Smoke, Hot Water Natural Gas, Infill Property

Parking Double Garage Detached

### Interior

Interior Features ensuite bathroom

Appliances Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Back Lane, Fenced, Flat Site, Public Transportation, Schools, Shopping

Nearby, See Remarks

Lot Description as per GeoJet

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed August 22nd, 2025

Days on Market 67

Zoning Zone 13

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