

\$299,900 - 9634 110 Avenue, Edmonton

MLS® #E4456083

\$299,900

6 Bedroom, 2.00 Bathroom, 1,611 sqft

Single Family on 0.00 Acres

McCauley, Edmonton, AB

BEAUTIFUL 6bdrm home w/double garage, fenced yard! Featuring 2 shared living spaces with kitchen & bathroom, 6 bedrooms in all! 2bdrms on main flr, 3bdrms on 2nd flr, 1bdrm on 3rd, large shade&sun balcony to enjoy on 2nd flr. *keep the same, or rearrange rooms/living space* Basement contains laundry & utilities, plus another 3pc bathroom that is not finished, and 2 potential but unfinished bedrooms. Fenced yard, with apple tree out back and large double garage, insulated with concrete floor! Just blocks from downtown, Ice Dist, LRT & transit, Colleges, Royal Alex hosp, Kingsway Mall, the Stadium & rec ctr/pool. Tons of restaurants & Entertainment, schools, shops & services nearby. DON'T MISS OUT on this investment opportunity!

Built in 1912

Essential Information

MLS® #	E4456083
Price	\$299,900
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	1,611
Acres	0.00
Year Built	1912



Type	Single Family
Sub-Type	Detached Single Family
Style	2 and Half Storey
Status	Active

Community Information

Address	9634 110 Avenue
Area	Edmonton
Subdivision	Mccauley
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 1H5

Amenities

Amenities	Deck, Front Porch, Vinyl Windows
Parking	2 Outdoor Stalls, Double Indoor

Interior

Appliances	Dryer, Furniture Included, Microwave Hood Fan, Washer, Window Coverings, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Concrete, Vinyl
Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Concrete, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 4th, 2025
Days on Market	45
Zoning	Zone 13

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