

Courtesy Of Wendy Hamel Of RE/MAX River City

\$389,900 - 9638 106 Avenue, Edmonton

MLS® #E4451315

\$389,900

6 Bedroom, 2.00 Bathroom, 1,291 sqft
Single Family on 0.00 Acres

McCauley, Edmonton, AB

McCauley Investment Opportunity! Featuring over 1,290 Sq. Ft. above grade + 1,000 Sq. Ft. in the basement unit ~ with a total of 6 bedrooms and 2 full baths plus separate laundry for each. EXTENSIVE RENOVATIONS INSIDE & OUT INCL.; all plumbing, electrical, lighting, trim/doors, windows, high wood fencing, basement kitchen, both bathrooms, hot water tank, brand new boiler heating system with independent control for each level (3 loop thermostat). Main floor offers a gorgeous & bright living room with vintage ornamental fireplace, large windows, laminate floors & 3 entrances (front, rear & side). Basement has 2 separate entrance points (side & rear), high ceilings & tons of windows. Lots of additional storage room as well. Exterior rear staircase leads to a separate finished attic space for potential storage. Exterior stucco has been freshly painted with new fascia & eaves. Nice size yard + older single detached garage. Quick access to Downtown, Little Italy shops and public transportation.

Built in 1944

Essential Information

| | |
|--------|-----------|
| MLS® # | E4451315 |
| Price | \$389,900 |



| | |
|----------------|------------------------|
| Bedrooms | 6 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,291 |
| Acres | 0.00 |
| Year Built | 1944 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 9638 106 Avenue |
| Area | Edmonton |
| Subdivision | Mccauley |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5H 0N4 |

Amenities

| | |
|-----------|---------------------------------|
| Amenities | No Animal Home, No Smoking Home |
| Parking | Single Garage Detached |

Interior

| | |
|--------------|---|
| Appliances | Dryer, Hood Fan, Stove-Electric, Stove-Gas, Washer, Refrigerators-Two |
| Heating | Baseboard, Hot Water, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Mantel |
| Stories | 3 |
| Has Suite | Yes |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stucco |
| Exterior Features | Back Lane, Fenced, Public Transportation, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco |

Foundation Concrete Perimeter

Additional Information

Date Listed August 4th, 2025

Days on Market 11

Zoning Zone 13

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Listing information last updated on August 15th, 2025 at 10:48am MDT