

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

MLS® #E4454233

**\$329,100**

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

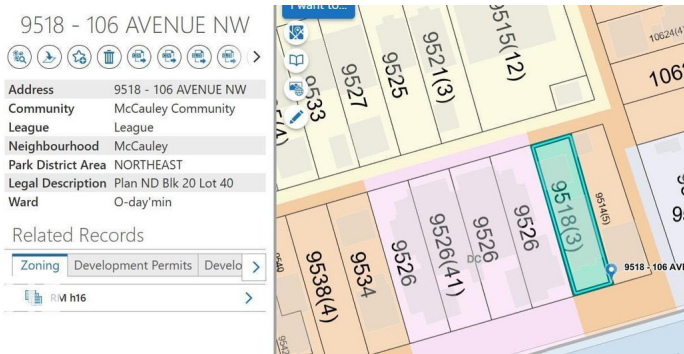
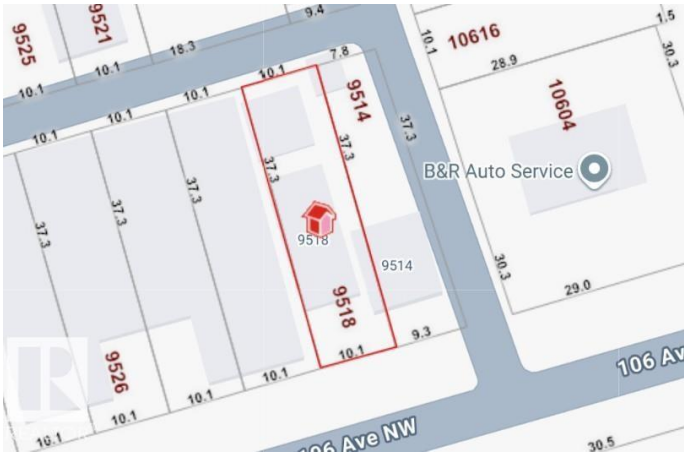
McCauley, Edmonton, AB

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	32
Zoning	Zone 13

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Listing information last updated on September 23rd, 2025 at 4:47pm MDT