\$339,900 - 9638 106 Avenue, Edmonton

MLS® #E4458953

\$339,900

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. below ~ 6 BEDROOMS & 2 full baths PLUS separate laundry. EXTENSIVE RENOVATIONS INSIDE & OUT INCL.; all plumbing, electrical, lighting, trim/doors, windows, 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 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 det'd. garage. Quick access to Downtown, Little Italy shops & public transportation. **NOTE: Basement unit is rented & generating \$1050/mo (incl. util)!

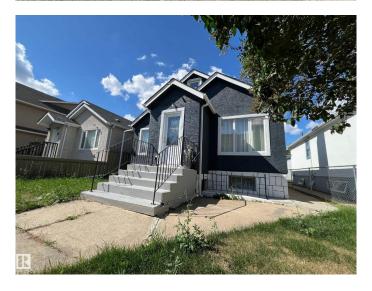
Built in 1944

Essential Information

MLS® # E4458953 Price \$339,900







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 1 and Half Storey

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 September 20th, 2025

Days on Market 3

Zoning Zone 13

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