# \$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)!

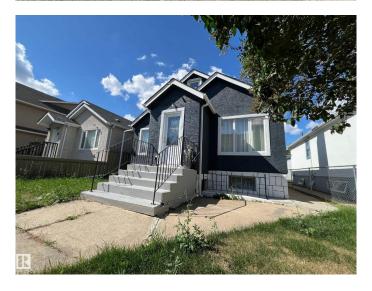
Built in 1944

#### **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 26

Zoning Zone 13

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Listing information last updated on October 16th, 2025 at 2:17am MDT