

# **\$399,900 - 9614 106 Avenue, Edmonton**

MLS® #E4426987

**\$399,900**

0 Bedroom, 0.00 Bathroom,  
Multi-Family Commercial on 0.00 Acres

McCauley, Edmonton, AB

Welcome to an exceptional investment opportunity offering great returns! A solid revenue property with total 9 units located in McCauley, close to Downtown. This house has been converted into separate bachelor suites, five of them with 3-pcs En-suite. Concrete foundation and weeping tiles. Completely upgraded electrical, plumbing, windows, insulation, shingles (2023), two HWT in 2024. Double, oversized detached garage & additional storage complete this great property. Located in Central Edmonton in Little Italy just steps to public transportation, shopping and all amenities! Low vacancy!

Built in 1908

## **Essential Information**

MLS® #	E4426987
Price	\$399,900
Bathrooms	0.00
Acres	0.00
Year Built	1908
Type	Multi-Family Commercial
Status	Active

## **Community Information**

Address	9614 106 Avenue
Area	Edmonton



Subdivision	Mccauley
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 0N4

### Exterior

Exterior	Stucco, Wood Frame
Construction	Stucco, Wood Frame

### Additional Information

Date Listed	February 27th, 2025
Days on Market	101
Zoning	Zone 13

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 8th, 2025 at 4:32pm MDT