

\$329,100 - 9518 106 Avenue, Edmonton

MLS® #E4454233

\$329,100

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

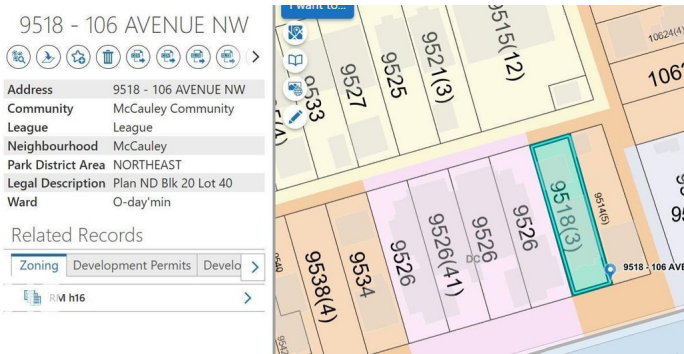
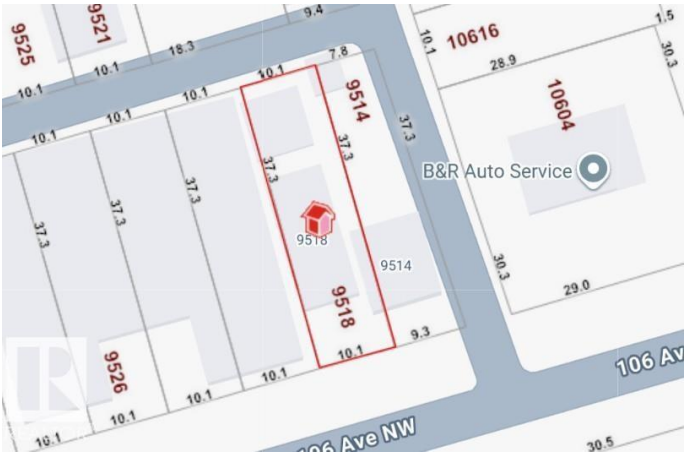
McCauley, Edmonton, AB

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
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 1
Zoning Zone 13

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Listing information last updated on August 22nd, 2025 at 10:18pm MDT