

Courtesy Of Mashal Vazir Muhammad Of Exp Realty

\$899,555 - 9638 109a Avenue, Edmonton

MLS® #E4420142

\$899,555

8 Bedroom, 7.00 Bathroom, 2,185 sqft
Single Family on 0.00 Acres

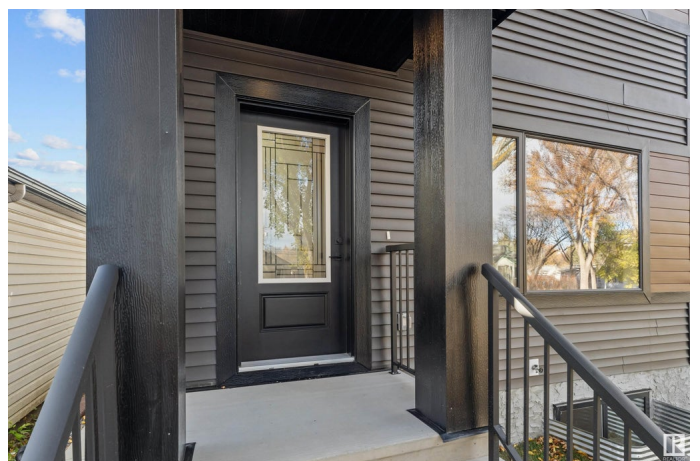
Mccauley, Edmonton, AB

FOUR UNITS (10beds + 8bathrooms) = ONE PRICE! ENTIRE DUPLEX (Front+Back) w/ Fully Finished 2-bed Legal Basement Suites PER SIDE! Located within 5 mins to Concordia University of Edmonton, & 10 minutes to Downtown Edmonton. If you are looking for a steal of a deal in Edmonton, Alberta w/amazing cash flow, you do not want to miss this! Each side offers 5 bedrooms (3 up, 2 down) & 3.5 bathrooms. If you are an investor, or someone looking to start your real estate portfolio w/an awesome positive cash-flowing property, this is for you! You can live in one of these units, & rent out the other THREE! The primary bedrooms include a full ensuite bathroom & a W/I closet. No expense was spared in this stunning home, featuring a custom-designed exterior, luxury vinyl flooring, quartz counters, s.s appliances, & 9'ft ceilings main floor. Each side includes a 2bed legal basement suite w/side entrance, kitchen, laundry & heating source! Photos of similar home, some images are virtually staged. Home under construction.

Built in 2024

Essential Information

| | |
|--------|-----------|
| MLS® # | E4420142 |
| Price | \$899,555 |



| | |
|----------------|-----------------------|
| Bedrooms | 8 |
| Bathrooms | 7.00 |
| Full Baths | 6 |
| Half Baths | 2 |
| Square Footage | 2,185 |
| Acres | 0.00 |
| Year Built | 2024 |
| Type | Single Family |
| Sub-Type | Duplex Front and Back |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 9638 109a Avenue |
| Area | Edmonton |
| Subdivision | Mccauley |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5H 1G5 |

Amenities

| | |
|-----------|--|
| Amenities | Ceiling 9 ft., Deck, Detectors Smoke |
| Parking | Double Garage Detached, Single Garage Detached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Stove-Electric, See Remarks, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Glass Door |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public |

| | |
|--------------|--|
| | Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | February 3rd, 2025 |
| Days on Market | 60 |
| Zoning | Zone 13 |

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Listing information last updated on April 4th, 2025 at 8:47pm MDT