

Courtesy Of Wendy Hamel Of RE/MAX River City

## \$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                47

Zoning                            Zone 13

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Listing information last updated on November 6th, 2025 at 2:47pm MST