\$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.



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 61

Zoning Zone 13

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