

Courtesy Of Justin Boyd Of Sterling Real Estate

## **\$419,900 - 9637/9635 109a Avenue, Edmonton**

MLS® #E4420694

### **\$419,900**

5 Bedroom, 2.00 Bathroom, 1,148 sqft  
Single Family on 0.00 Acres

Mccauley, Edmonton, AB

Investor Alert, seize this chance to benefit from future equity growth!! Incredible opportunity to own a modern 2007 home in Edmonton's downtown core. This Up/Down Duplex features 'Two Fully Contained Units' with separate entrances and addresses. Nice finishing touches rare in this serene neighbourhood. Ideal for professional couples or young families seeking both independence and/or rental income. Enjoy stainless steel appliances, oak cabinetry, open layout, vaulted ceilings, ceramic, laminate & carpet flooring, and a total of five bedrooms (3-up, 2-down) with 2 full kitchens, 2 4-piece bathrooms, and 2 separate laundry rooms. Minutes walk from grocery shopping, restaurants and parks. Minutes from the Royal Alex hospital. Easy access to public transit and main arterial roads.

Built in 2007

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4420694  |
| Price          | \$419,900 |
| Bedrooms       | 5         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,148     |
| Acres          | 0.00      |



|            |                    |
|------------|--------------------|
| Year Built | 2007               |
| Type       | Single Family      |
| Sub-Type   | Duplex Up And Down |
| Style      | Bungalow           |
| Status     | Active             |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 9637/9635 109a Avenue |
| Area        | Edmonton              |
| Subdivision | Mccauley              |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5H 1G4               |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | On Street Parking, Carbon Monoxide Detectors, Detectors Smoke, Hot Water Natural Gas, Vaulted Ceiling, Vinyl Windows |
| Parking   | 2 Outdoor Stalls, Parking Pad Cement/Paved, Rear Drive Access  |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Alarm/Security System, Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Back Lane, Flat Site, Landscaped, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby, Partially Fenced |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | February 7th, 2025 |
| Days on Market | 64                 |
| Zoning         | Zone 13            |

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Listing information last updated on April 11th, 2025 at 10:02pm MDT