\$449,000 - 9521 110a Avenue, Edmonton

MLS® #E4430925

\$449.000

7 Bedroom, 4.00 Bathroom, 1,608 sqft Single Family on 0.00 Acres

Mccauley, Edmonton, AB

Excellent Investment opportunity. Up and Down duplex with 4 SEPARATE suites. Each suite has its own entrance and their own electrical panel. Convenient central location close to downtown. Shingles are 2021. 2 Newer high efficiency furnaces, sump pump, windows and hot water tank. All the suites are already rented and bringing in cash flow. Total of 7 bedrooms, 4 kitchens, 4 bathrooms, 4 separate entrances, 4 fridges, 4 stoves and coined washer and dryer. Main floor has 2 bedroom suites, the lower level has a 2 bedroom suite and a 1 bedroom suite. Fantastic revenue! Close to all amenities including public transportation, wonderful restaurants and shopping. Come and see for yourself!



Essential Information

MLS® # E4430925 Price \$449,000

Bedrooms 7

Bathrooms 4.00

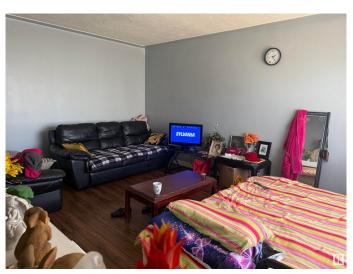
Full Baths 4

Square Footage 1,608 Acres 0.00

Year Built 1958







Type Single Family

Sub-Type Duplex Up And Down

Style Bi-Level Status Active

Community Information

Address 9521 110a Avenue

Area Edmonton
Subdivision Mccauley
City Edmonton
County ALBERTA

Province AB

Postal Code T5H 1J7

Amenities

Amenities Deck, Detectors Smoke
Parking Front/Rear Drive Access

Interior

Appliances Dryer, Refrigerator, Stove-Electric, Washer, See Remarks

Heating Forced Air-2, Natural Gas

Stories 2

Has Basement Yes

Basement Full, See Remarks

Exterior

Exterior Wood, Stucco

Exterior Features Back Lane, Low Maintenance Landscape, Public Transportation,

Schools, Shopping Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, Stucco

Foundation Concrete Perimeter

Additional Information

Date Listed April 15th, 2025

Days on Market 62

Zoning Zone 13

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real

estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)
Listing information last updated on June 16th, 2025 at 5:47pm MDT