

## **\$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	71
Zoning	Zone 13

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