

## \$389,900 - 9638 106 Avenue, Edmonton

MLS® #E4451315

**\$389,900**

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. in the basement unit ~ with a total of 6 bedrooms and 2 full baths plus separate laundry for each. EXTENSIVE RENOVATIONS INSIDE & OUT INCL.; all plumbing, electrical, lighting, trim/doors, windows, high wood 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 room 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 detached garage. Quick access to Downtown, Little Italy shops and public transportation.

Built in 1944

### Essential Information

MLS® # E4451315

Price \$389,900



|                |                        |
|----------------|------------------------|
| 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          | Bungalow               |
| 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                      August 4th, 2025

Days on Market                22

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 August 26th, 2025 at 7:47pm MDT