# \$324,900 - 10629 96 Street, Edmonton

MLS® #E4456172

## \$324,900

10 Bedroom, 3.00 Bathroom, 2,391 sqft Single Family on 0.00 Acres

Mccauley, Edmonton, AB

DOWNTOWN LOCATION - 2story home featuring 10 bedrooms with shared accommodations on each floor. 4rooms on the main flr, 3rooms on 2nd flr, and 3rooms on the lower level. Each floor has a separate exterior exit. each room has its own refrigerator, microwave, larger units have a stove. Shared laundry room, sinks, and bathrooms. \*comes w/ face recognition security system, fire alarm system, and ongoing updates\* \*owner has a bus licence\* Steps to a pharmacy/store, Just blocks from downtown, Ice Dist, LRT & transit, Colleges, Royal Alex hosp, Kingsway Mall, the Stadium & rec ctr/pool. Tons of restaurants & Entertainment, schools, shops & services nearby, a great investment opportunity in downtown Edmonton.

Built in 1947

#### **Essential Information**

MLS® # E4456172 Price \$324,900

Bedrooms 10

Bathrooms 3.00

Full Baths 3

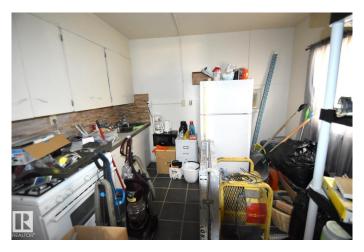
Square Footage 2,391

Acres 0.00

Year Built 1947







Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 10629 96 Street

Area Edmonton
Subdivision Mccauley
City Edmonton
County ALBERTA

Province AB

Postal Code T5H 2J2

#### **Amenities**

Amenities Deck, Front Porch, Vinyl Windows

Parking Spaces 4

Parking Double Indoor

#### Interior

Appliances Alarm/Security System, Dryer, Furniture Included, Microwave Hood Fan,

Washer, Window Coverings, Refrigerators-Two, Stoves-Two

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Concrete, Stucco

Exterior Features Back Lane, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped,

Playground Nearby, Public Swimming Pool, Public Transportation,

**Shopping Nearby** 

Roof Asphalt Shingles
Construction Concrete, Stucco

Foundation Concrete Perimeter

### **Additional Information**

Date Listed September 4th, 2025

Days on Market 56

Zoning Zone 13

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Listing information last updated on October 30th, 2025 at 6:32pm MDT