

## \$365,000 - 10913 97 Street, Edmonton

MLS® #E4456590

**\$365,000**

6 Bedroom, 3.00 Bathroom, 1,425 sqft

Single Family on 0.00 Acres

McCauley, Edmonton, AB

Welcome to McCauley! This renovated 1947 two-storey offers character, charm, and endless potential. With 6 bedrooms and major upgrades including new windows, shingles, siding, flooring, and a new double detached garage, this property is move-in ready and investment-friendly. The layout allows for up to 3 rental opportunities: 2 bedrooms upstairs, 3 bedrooms on the main floor, and 1 bedroom in the basement. Both the upstairs and basement are non-conforming nanny suites, making this the perfect investment property, multi-generational home, or a great opportunity for a home-based business. Located close to downtown, parks, schools, shopping, and transit, this property is a must see!

Built in 1947

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4456590      |
| Price          | \$365,000     |
| Bedrooms       | 6             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,425         |
| Acres          | 0.00          |
| Year Built     | 1947          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10913 97 Street |
| Area        | Edmonton        |
| Subdivision | Mccauley        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5H 2M7         |

### Amenities

|           |                                                                        |
|-----------|------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, No Animal Home, No Smoking Home |
| Parking   | 2 Outdoor Stalls, Double Garage Detached, RV Parking                   |

### Interior

|              |                                                                                                         |
|--------------|---------------------------------------------------------------------------------------------------------|
| Appliances   | Dryer, Garage Control, Garage Opener, 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          | Wood, Vinyl                   |
| Exterior Features | Back Lane, Commercial, Fenced |
| Roof              | Asphalt Shingles              |
| Construction      | Wood, Vinyl                   |
| Foundation        | Concrete Perimeter            |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 55                  |
| Zoning         | Zone 13             |

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Listing information last updated on October 30th, 2025 at 7:17pm MDT