

Courtesy Of Mashal Vazir Muhammad Of Exp Realty

# \$899,555 - 9638 109a Avenue, Edmonton

MLS® #E4420142

**\$899,555**

8 Bedroom, 7.00 Bathroom, 2,185 sqft

Single Family on 0.00 Acres

Mccauley, Edmonton, AB

\*FOUR UNITS (10beds + 8bathrooms) = ONE PRICE!\* ENTIRE DUPLEX (Front+Back) w/ Fully Finished 2-bed Legal Basement Suites PER SIDE! Located within 5 mins to Concordia University of Edmonton, & 10 minutes to Downtown Edmonton. If you are looking for a steal of a deal in Edmonton, Alberta w/amazing cash flow, you do not want to miss this! Each side offers 5 bedrooms (3 up, 2 down) & 3.5 bathrooms. If you are an investor, or someone looking to start your real estate portfolio w/an awesome positive cash-flowing property, this is for you! You can live in one of these units, & rent out the other THREE! The primary bedrooms include a full ensuite bathroom & a W/I closet. No expense was spared in this stunning home, featuring a custom-designed exterior, luxury vinyl flooring, quartz counters, s.s appliances, & 9'ft ceilings main floor. Each side includes a 2bed legal basement suite w/side entrance, kitchen, laundry & heating source! Photos of similar home, some images are virtually staged. Home under construction.



Built in 2024

## Essential Information

MLS® # E4420142

Price \$899,555

Bedrooms	8
Bathrooms	7.00
Full Baths	6
Half Baths	2
Square Footage	2,185
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Duplex Front and Back
Style	2 Storey
Status	Active

### **Community Information**

Address	9638 109a Avenue
Area	Edmonton
Subdivision	Mccauley
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 1G5

### **Amenities**

Amenities	Ceiling 9 ft., Deck, Detectors Smoke
Parking	Double Garage Detached, Single Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Stove-Electric, See Remarks, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Public

Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

**Additional Information**

Date Listed February 3rd, 2025  
Days on Market 64  
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 April 8th, 2025 at 5:47pm MDT