

\$324,900 - 9108 112 Av Nw, Edmonton

MLS® #E4448616

\$324,900

4 Bedroom, 2.00 Bathroom, 1,378 sqft

Single Family on 0.13 Acres

Alberta Avenue, Edmonton, Alberta

Unbeatable opportunity in Alberta Avenue!
This bi-level home offers flexible living arrangements with two self-contained living areas. The freshly painted main floor features 3 bedrooms, 1 bathroom, its own laundry, and a fully enclosed layout. The basement includes a 1 bed, 1 bath setup with a kitchen and separate laundry, plus an additional finished office space that was previously used as a third living area. The home has both front and rear separate access to the basement, and each enclosed area is on its own electrical service. Situated on a corner end lot with over 120â€™ of frontage and 48â€™ of depth, this property is prime for redevelopment. Tons of parking options with a single attached garage (7.75x4.15), single detached garage (3.86x2.90), and a wide asphalt driveway between them that accommodates 3+ vehicles. Plus, street parking is plentiful and rarely in demand. This is a fantastic opportunity for buyers looking for versatility, investment potential, or future development. (id:6289)

Built in 1957

Essential Information

Listing #	E4448616
Price	\$324,900
Bedrooms	4
Bathrooms	2.00



Half Baths	1
Square Footage	1,378
Acres	0.13
Year Built	1957
Type	Single Family
Sub-Type	Freehold
Style	Bi-level

Community Information

Address	9108 112 Av Nw
Subdivision	Alberta Avenue
City	Edmonton
Province	Alberta
Postal Code	T5B0H3

Amenities

Amenities	Shopping, Security Window/Bars
Features	Treed, Corner Site, See remarks, Subdividable lot, Lane, Level
Parking Spaces	3
Parking	Attached Garage, Detached Garage
# of Garages	2

Interior

Appliances	Dishwasher, Garage door opener remote(s), Garage door opener, Window Coverings, Dryer, Refrigerator, Two stoves, Two Washers
Heating	Forced air
Has Basement	Yes

Listing Details

Listing Office	RE/MAX Excellence
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