

\$409,500 - 9308a & 9308b 109a Av Nw, Edmonton

MLS® #E4456868

\$409,500

6 Bedroom, 2.00 Bathroom, 1,347 sqft
Single Family on 0.11 Acres

McCauley, Edmonton, Alberta

This fully renovated up-and-down duplex offers incredible value as a turnkey investment property. Renovated top to bottom, upgrades include both kitchens, flooring, lighting, windows, shingles, and separate high-efficiency furnaces for each suite. The upper level also features central air conditioning for added comfort. The main floor showcases a spacious eat-in kitchen, a large family room, three generous bedrooms, and a 4-piece bath with recent updates. The lower level mirrors this layout with another bright eat-in kitchen, a large family room, three bedrooms, and a modern 4-piece bathroom. Each suite has its own laundry, gas meter, electrical panel, furnace, hot water tank, and separate entrance, making this a fully legal and self-sufficient setup. A shared double detached garage adds convenience, while the property's location provides easy access to downtown, public transit, and all amenities. With immediate possession available, this truly is an investor's dream property! (id:6289)

Built in 1977

Essential Information

Listing #	E4456868
Price	\$409,500
Bedrooms	6
Bathrooms	2.00
Square Footage	1,347



Acres	0.11
Year Built	1977
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	9308a & 9308b 109a Av Nw
Subdivision	Mccauley
City	Edmonton
Province	Alberta
Postal Code	T5H1E8

Amenities

Amenities	Public Transit, Schools, Shopping
Features	See remarks
Parking	Detached Garage
# of Garages	1

Interior

Appliances	See remarks
Heating	Forced air
# of Stories	1
Has Basement	Yes

Listing Details

Listing Office	Exp Realty
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