

\$339,900 - 9638 106 Av Nw, Edmonton

MLS® #E4458953

\$339,900

6 Bedroom, 2.00 Bathroom, 1,291 sqft
Single Family

McCauley, Edmonton, Alberta

****McCauley Investment Opportunity!****

Featuring over 1,290 Sq. Ft. above grade + 1,000 Sq. Ft. below ~ 6 BEDROOMS & 2 full baths PLUS separate laundry. EXTENSIVE RENOVATIONS INSIDE & OUT INCL.; all plumbing, electrical, lighting, trim/doors, windows, fencing, basement kitchen, both bathrooms, hot water tank, brand new boiler heating system with independent control for each level (3 loop thermostat). Main floor offers a gorgeous & bright living room with vintage ornamental fireplace, large windows, laminate floors & 3 entrances (front, rear & side). Basement has 2 separate entrance points (side & rear), high ceilings & tons of windows. Lots of additional storage as well. Exterior rear staircase leads to a separate finished attic space for potential storage. Exterior stucco has been freshly painted with new fascia & eaves. Nice size yard + older single det'd. garage. Quick access to Downtown, Little Italy shops & public transportation. ****NOTE: Basement unit is rented & generating \$1050/mo (incl. util)! (id:6289)**

Built in 1944

Essential Information

Listing #	E4458953
Price	\$339,900
Bedrooms	6



Bathrooms	2.00
Square Footage	1,291
Year Built	1944
Type	Single Family
Sub-Type	Freehold

Community Information

Address	9638 106 Av Nw
Subdivision	Mccauley
City	Edmonton
Province	Alberta
Postal Code	T5H0N4

Amenities

Amenities	Public Transit, Shopping
Features	Lane, No Animal Home, No Smoking Home
Parking	Detached Garage
# of Garages	1

Interior

Appliances	Dryer, Hood Fan, Stove, Gas stove(s), Washer, Refrigerator
Heating	Baseboard heaters, Hot water radiator heat
Fireplace	Yes
Fireplaces	Unknown
# of Stories	2
Has Basement	Yes
Basement	Suite

Listing Details

Listing Office	RE/MAX River City
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