

## \$399,900 - 9614 106 Avenue, Edmonton

MLS® #E4423065

**\$399,900**

9 Bedroom, 6.00 Bathroom, 1,506 sqft  
Single Family on 0.00 Acres

McCauley, Edmonton, AB

Welcome to an exceptional investment opportunity offering great returns! A solid revenue property with total 9 units located in McCauley, close to Downtown. This house has been converted into separate bachelor suites, five of them with 3-pcs En-suite. Concrete foundation and weeping tiles. Completely upgraded electrical, plumbing, windows, insulation, shingles (2023), two HWT in 2024. Double, oversized detached garage & additional storage complete this great property. Located in Central Edmonton in Little Italy just steps to public transportation, shopping and all amenities! Low vacancy!

Built in 1908

### Essential Information

MLS® #	E4423065
Price	\$399,900
Bedrooms	9
Bathrooms	6.00
Full Baths	6
Square Footage	1,506
Acres	0.00
Year Built	1908
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey



Status Active

### Community Information

Address 9614 106 Avenue  
Area Edmonton  
Subdivision Mccauley  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T5H 0N4

### Amenities

Amenities See Remarks  
Parking Double Garage Detached, Over Sized

### Interior

Interior Features ensuite bathroom  
Appliances Dryer, Refrigerator, Stove-Electric, Washer, See Remarks  
Heating Forced Air-1, Natural Gas  
Stories 3  
Has Basement Yes  
Basement Full, Finished

### Exterior

Exterior Wood, Stucco  
Exterior Features Back Lane, Corner Lot, Fenced, Flat Site, Landscaped, Playground  
Nearby, Public Transportation, Schools, Shopping Nearby, View  
Downtown  
Roof Asphalt Shingles  
Construction Wood, Stucco  
Foundation Concrete Perimeter

### Additional Information

Date Listed February 27th, 2025  
Days on Market 15  
Zoning Zone 13

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Listing information last updated on March 14th, 2025 at 1:32pm MDT