

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

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Listing information last updated on April 8th, 2025 at 7:47pm MDT