

## \$449,000 - 9521 110a Avenue, Edmonton

MLS® #E4430925

**\$449,000**

7 Bedroom, 4.00 Bathroom, 1,608 sqft

Single Family on 0.00 Acres

Mccauley, Edmonton, AB

Excellent Investment opportunity. Up and Down duplex with 4 SEPARATE suites. Each suite has its own entrance and their own electrical panel. Convenient central location close to downtown. Shingles are 2021. 2 Newer high efficiency furnaces, sump pump, windows and hot water tank. All the suites are already rented and bringing in cash flow. Total of 7 bedrooms, 4 kitchens, 4 bathrooms, 4 separate entrances, 4 fridges, 4 stoves and coined washer and dryer. Main floor has 2 bedroom suites, the lower level has a 2 bedroom suite and a 1 bedroom suite. Fantastic revenue! Close to all amenities including public transportation, wonderful restaurants and shopping. Come and see for yourself!

Built in 1958

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4430925  |
| Price          | \$449,000 |
| Bedrooms       | 7         |
| Bathrooms      | 4.00      |
| Full Baths     | 4         |
| Square Footage | 1,608     |
| Acres          | 0.00      |
| Year Built     | 1958      |



|          |                    |
|----------|--------------------|
| Type     | Single Family      |
| Sub-Type | Duplex Up And Down |
| Style    | Bi-Level           |
| Status   | Active             |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 9521 110a Avenue |
| Area        | Edmonton         |
| Subdivision | Mccauley         |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5H 1J7          |

### Amenities

|           |                         |
|-----------|-------------------------|
| Amenities | Deck, Detectors Smoke   |
| Parking   | Front/Rear Drive Access |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dryer, Refrigerator, Stove-Electric, Washer, See Remarks |
| Heating      | Forced Air-2, Natural Gas                                |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, See Remarks  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Back Lane, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 15th, 2025 |
| Days on Market | 19               |
| Zoning         | Zone 13          |

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Listing information last updated on May 4th, 2025 at 8:17am MDT