

## \$174,900 - 9423 110 Avenue, Edmonton

MLS® #E4432196

**\$174,900**

2 Bedroom, 1.00 Bathroom, 667 sqft

Single Family on 0.00 Acres

Mccauley, Edmonton, AB

Prime location to build and invest in the mature area location! Investor Alert or First time buyer!! Cozy livable bungalow in the mature down town city neighborhood, minutes to the heart of Edmonton! Situated on a 29' x 129' lot zoned RF3. This is a GREAT rental or live and re-development later property. 2 bedrooms, 1 bathroom, laminate flooring, metal roof, newer hot water tank, crawl space for storage. Build a new single family and duplex housing or possible four units. CLOSE TO ALL AMENITIES, SCHOOLS, MAJOR BUS ROUTES, LRT LINE, GROCERY STORES & RESTAURANTS, MEDICAL SERVICES. BRING OFFERS! MUST SELL!

Built in 1920

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4432196      |
| Price          | \$174,900     |
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 667           |
| Acres          | 0.00          |
| Year Built     | 1920          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9423 110 Avenue |
| Area        | Edmonton        |
| Subdivision | Mccauley        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5H 1H2         |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Crawl Space, Front Porch, Hot Water Natural Gas, No Smoking Home, R.V. Storage |
| Parking Spaces | 4  |
| Parking        | 2 Outdoor Stalls, No Garage, Rear Drive Access, RV Parking, Stall, Tandem      |

### Interior

|              |  |
|--------------|--|
| Appliances   | Hood Fan, Refrigerator, Stove-Electric |
| Heating      | Forced Air-1, Natural Gas              |
| Stories      | 1                                      |
| Has Basement | Yes                                    |
| Basement     | None, No Basement                      |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Landscaped, Paved Lane, Private Setting, Schools, Shopping Nearby |
| Roof              | Metal   |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 23rd, 2025 |
| Days on Market | 4                |
| Zoning         | Zone 13          |

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