

## \$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	38
Zoning	Zone 13

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