

Courtesy Of Justin Boyd Of Sterling Real Estate

## \$275,000 - 9546 108a Avenue, Edmonton

MLS® #E4432104

**\$275,000**

4 Bedroom, 2.00 Bathroom, 818 sqft

Single Family on 0.00 Acres

McCauley, Edmonton, AB

Charming post-war era bungalow in McCauley with tons of character! This home features two full 2-bedrooms on the main floor and 2 bedrooms in the basement, two kitchens (upstairs and downstairs) - with shared laundry and separate exterior entrances, making it ideal for multi-generational living or savvy investors. Zoned RM on a 33' x 122' lot in a mature neighbourhood - ability for future redevelopment if that's your goal. Updates include durable laminate flooring and new baseboards/trim throughout, shingles (2023), and a newer hot water tank. Enjoy a large landscaped yard with garden space—great for entertaining. Just minutes to downtown, Italian Centre Shop, restaurants, schools, and transit. A competitively priced gem in the heart of Edmonton!

Built in 1944

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4432104  |
| Price          | \$275,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 818       |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1944                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 9546 108a Avenue |
| Area        | Edmonton         |
| Subdivision | Mccauley         |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5H 1C1          |

### Amenities

|           |  |
|-----------|--|
| Amenities | On Street Parking, Crawl Space, Detectors Smoke, Fire Pit, Hot Water Natural Gas |
| Parking   | Single Garage Detached   |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dryer, Fan-Ceiling, Washer, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-1, Natural Gas                                 |
| Stories      | 2   |
| Has Suite    | Yes   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### Exterior

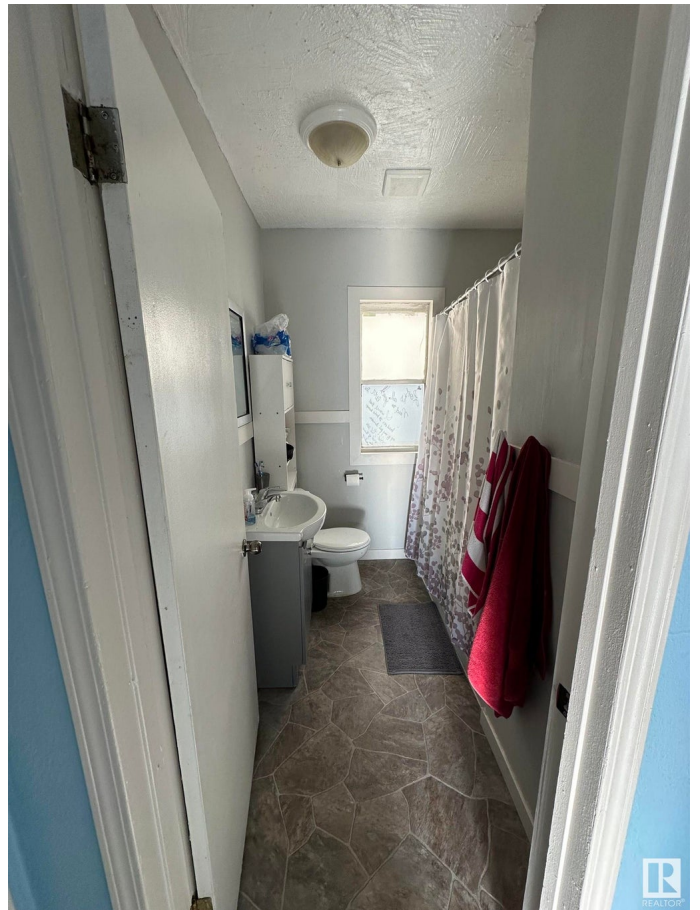
|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 22nd, 2025 |
| Days on Market | 9                |

Zoning

Zone 13



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Listing information last updated on May 1st, 2025 at 6:32pm MDT