

## \$198,888 - 9551 106a Avenue, Edmonton

MLS® #E4460042

**\$198,888**

3 Bedroom, 1.50 Bathroom, 1,434 sqft

Single Family on 0.00 Acres

McCauley, Edmonton, AB

Spacious 3 bedroom 2 story in McCauley. Large enclosed front porch. Fantastic layout and loads of potential. All the rooms are generous. Original softwood floors throughout most of the home. South back yard/deck access from kitchen, main floor 2 piece bath. 3 bedrooms upstairs, including the primary, which has a large enclosed balcony . 4 piece main bath , including the original claw foot tub. Single garage... Upgrades include water and sewer lines, shingles on house, and new west foundation wall. Currently rented for \$1400/month with long term tenants (12 years) who would like to stay

Built in 1912

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4460042      |
| Price          | \$198,888     |
| Lease Rate     | \$10          |
| Bedrooms       | 3             |
| Bathrooms      | 1.50          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,434         |
| Acres          | 0.00          |
| Year Built     | 1912          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 9551 106a Avenue |
| Area        | Edmonton         |
| Subdivision | Mccauley         |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5H 0S9          |

### Amenities

|           |                                       |
|-----------|---------------------------------------|
| Amenities | Deck, Front Porch, Wall Unit-Built-In |
| Parking   | Single Garage Detached                |

### Interior

|              |                                             |
|--------------|---------------------------------------------|
| Appliances   | Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                   |
| Stories      | 2                                           |
| Has Basement | Yes                                         |
| Basement     | Full, Unfinished                            |

### Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior          | Wood, Vinyl                                               |
| Exterior Features | Back Lane, Fenced, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                          |
| Construction      | Wood, Vinyl                                               |
| Foundation        | See Remarks                                               |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 29th, 2025 |
| Days on Market | 25                   |
| Zoning         | Zone 13              |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 24th, 2025 at 3:47am MDT