Courtesy Of Wendy Hamel Of RE/MAX River City

$389,900 - 9638 106 Avenue, Edmonton

MLS® #E4451315

$389,900
6 Bedroom, 2.00 Bathroom, 1,291 sqft
Single Family on 0.00 Acres

Mccauley, Edmonton, AB

McCauley Investment Opportunity! Featuring over 1,290 Sq. Ft. above grade + 1,000 Sq. Ft. in the basement unit ~ with a total of 6 bedrooms and 2 full baths plus separate laundry for each. EXTENSIVE RENOVATIONS INSIDE & OUT INCL.; all plumbing, electrical, lighting, trim/doors, windows, high wood fencing, basement kitchen, both bathrooms, hot water tank, brand new boiler heating system with independent control for each level (3 loop thermostat). Main floor offers a gorgeous & bright living room with vintage ornamental fireplace, large windows, laminate floors & 3 entrances (front, rear & side). Basement has 2 separate entrance points (side & rear), high ceilings & tons of windows. Lots of additional storage room as well. Exterior rear staircase leads to a separate finished attic space for potential storage. Exterior stucco has been freshly painted with new fascia & eaves. Nice size yard + older single detached garage. Quick access to Downtown, Little Italy shops and public transportation.

Built in 1944

Essential Information

MLS® #	E4451315
Price	$389,900

Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	1,291
Acres	0.00
Year Built	1944
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

Community Information

Address	9638 106 Avenue
Area	Edmonton
Subdivision	Mccauley
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 0N4

Amenities

Amenities	No Animal Home, No Smoking Home
Parking	Single Garage Detached

Interior

Appliances	Dryer, Hood Fan, Stove-Electric, Stove-Gas, Washer, Refrigerators-Two
Heating	Baseboard, Hot Water, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation	Concrete Perimeter

Additional Information

Date Listed	August 4th, 2025
Days on Market	30
Zoning	Zone 13

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Listing information last updated on September 3rd, 2025 at 3:17pm MDT