

# \$329,100 - 9518 106 Avenue, Edmonton

MLS® #E4454233

**\$329,100**

8 Bedroom, 2.50 Bathroom, 1,109 sqft  
Single Family on 0.00 Acres

McCauley, Edmonton, AB

INVESTOR ALERT! RM h16 zoning, 375m2 lot in McCauley! 5-10 minutes to: Downtown, Rogers, Ice District, Victoria School, NAIT, Grant MacEwan U, Riverside Golf, Royal Alex, Glenrose, Kingsway Mall, Churches, Mosks, Stores, Restaurants and Pharmacy. 8 bedrooms, 2.5 baths with tenant in place until Jan 2026 paying \$1520/m (not including utilities). Fenced Yard, double garage. Great holding property with excellent potential for infill / NGO uses. Many redevelopment examples in the area. Assume tenant for fast possession.

Built in 2002

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4454233               |
| Price          | \$329,100              |
| Lease Rate     | \$10                   |
| Bedrooms       | 8                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,109                  |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |



|        |          |
|--------|----------|
| Style  | Bi-Level |
| Status | Active   |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9518 106 Avenue |
| Area        | Edmonton        |
| Subdivision | Mccauley        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5H 0N2         |

### Amenities

|           |                                                         |
|-----------|---------------------------------------------------------|
| Amenities | Detectors Smoke, Hot Water Natural Gas, Infill Property |
| Parking   | Double Garage Detached                                  |

### Interior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Interior Features | ensuite bathroom                                              |
| Appliances        | Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                     |
| Stories           | 2                                                             |
| Has Basement      | Yes                                                           |
| Basement          | Full, Finished                                                |

### Exterior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                |
| Exterior Features | Back Lane, Fenced, Flat Site, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Lot Description   | as per GeoJet                                                                              |
| Roof              | Asphalt Shingles                                                                           |
| Construction      | Wood, Vinyl                                                                                |
| Foundation        | Concrete Perimeter                                                                         |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 48                |
| Zoning         | Zone 13           |

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Listing information last updated on October 9th, 2025 at 3:32am MDT