

Courtesy Of Mashal Vazir Muhammad Of Exp Realty

# \$899,555 - 9638 109a Avenue, Edmonton

MLS® #E4420142

**\$899,555**

8 Bedroom, 7.00 Bathroom, 2,185 sqft  
Single Family on 0.00 Acres

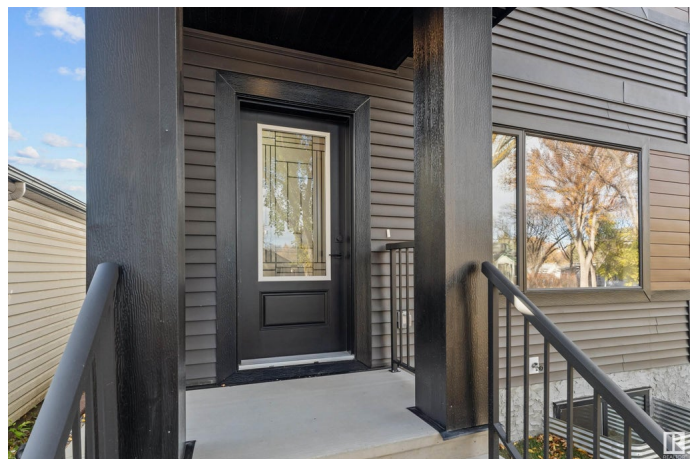
Mccauley, Edmonton, AB

\*FOUR UNITS (10beds + 8bathrooms) = ONE PRICE!\* ENTIRE DUPLEX (Front+Back) w/ Fully Finished 2-bed Legal Basement Suites PER SIDE! Located within 5 mins to Concordia University of Edmonton, & 10 minutes to Downtown Edmonton. If you are looking for a steal of a deal in Edmonton, Alberta w/amazing cash flow, you do not want to miss this! Each side offers 5 bedrooms (3 up, 2 down) & 3.5 bathrooms. If you are an investor, or someone looking to start your real estate portfolio w/an awesome positive cash-flowing property, this is for you! You can live in one of these units, & rent out the other THREE! The primary bedrooms include a full ensuite bathroom & a W/I closet. No expense was spared in this stunning home, featuring a custom-designed exterior, luxury vinyl flooring, quartz counters, s.s appliances, & 9'ft ceilings main floor. Each side includes a 2bed legal basement suite w/side entrance, kitchen, laundry & heating source! Photos of similar home, some images are virtually staged. Home under construction.

Built in 2024

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4420142  |
| Price  | \$899,555 |



|                |                       |
|----------------|-----------------------|
| Bedrooms       | 8                     |
| Bathrooms      | 7.00                  |
| Full Baths     | 6                     |
| Half Baths     | 2                     |
| Square Footage | 2,185                 |
| Acres          | 0.00                  |
| Year Built     | 2024                  |
| Type           | Single Family         |
| Sub-Type       | Duplex Front and Back |
| Style          | 2 Storey              |
| Status         | Active                |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 9638 109a Avenue |
| Area        | Edmonton         |
| Subdivision | Mccauley         |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5H 1G5          |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Ceiling 9 ft., Deck, Detectors Smoke           |
| Parking   | Double Garage Detached, Single Garage Detached |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Stove-Electric, See Remarks, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Glass Door   |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public |

Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

**Additional Information**

Date Listed February 3rd, 2025  
Days on Market 60  
Zoning Zone 13

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Listing information last updated on April 4th, 2025 at 3:32pm MDT