

Courtesy Of Dwayne J Horvath Of RE/MAX Excellence

\$774,900 - 9537 106a Avenue, Edmonton

MLS® #E4419955

\$774,900

5 Bedroom, 3.50 Bathroom, 1,090 sqft
Single Family on 0.00 Acres

Mccauley, Edmonton, AB

*Contemporary Design Front/Back 2 Storey Duplex - with (2) Fully Finished LEGAL Basement Suites. Income/Investment. *UNIT 1(A) (North Facing) MAIN Floor: 1,090 sq.ft. with 9' Ceilings - Living Rm, Dining Rm, Modern Open Design Kitchen, Den/Bedroom/Office & 2pc Bath. Upstairs: 3 Large bedrooms, Luxurious Full Ensuite, 4pc Main Bath & Laundry. *UNIT 1(B) Self-Contained Downstairs Suite, Features; Living Rm, Kitchen, 1 Bedroom, Full Bath & Laundry. *UNIT 2(A) - Slightly Larger at 1,094 sq.ft. with Similar Floor Plan in both Upstairs & in UNIT 2(B) Basement. Vinyl Plank Flooring & Ceramic Tile in both Units. Easy Access to Downtown, Shopping & Transit. *Double GARAGE...& all Appliances. Enjoy.

Built in 2022

Essential Information

MLS® #	E4419955
Price	\$774,900
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,090
Acres	0.00



Year Built	2022
Type	Single Family
Sub-Type	Duplex Front and Back
Style	2 Storey
Status	Active

Community Information

Address	9537 106a Avenue
Area	Edmonton
Subdivision	Mccauley
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 0S9

Amenities

Amenities	Off Street Parking, Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows
Parking	Double Garage Detached, Front/Rear Drive Access

Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	January 31st, 2025
Days on Market	41

Zoning

Zone 13

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Listing information last updated on March 13th, 2025 at 4:47am MDT