# \$449,000 - 9521 110a Avenue, Edmonton

MLS® #E4430925

### \$449.000

7 Bedroom, 4.00 Bathroom, 1,608 sqft Single Family on 0.00 Acres

Mccauley, Edmonton, AB

Excellent Investment opportunity. Up and Down duplex with 4 SEPARATE suites. Each suite has its own entrance and their own electrical panel. Convenient central location close to downtown. Shingles are 2021. 2 Newer high efficiency furnaces, sump pump, windows and hot water tank. All the suites are already rented and bringing in cash flow. Total of 7 bedrooms, 4 kitchens, 4 bathrooms, 4 separate entrances, 4 fridges, 4 stoves and coined washer and dryer. Main floor has 2 bedroom suites, the lower level has a 2 bedroom suite and a 1 bedroom suite. Fantastic revenue! Close to all amenities including public transportation, wonderful restaurants and shopping. Come and see for yourself!



#### **Essential Information**

MLS® # E4430925 Price \$449,000

Bedrooms 7

Bathrooms 4.00

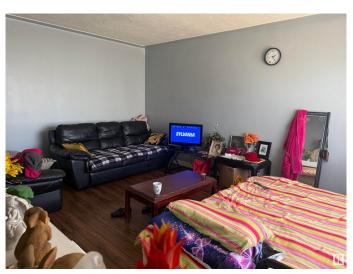
Full Baths 4

Square Footage 1,608 Acres 0.00

Year Built 1958







Type Single Family

Sub-Type Duplex Up And Down

Style Bi-Level Status Active

## **Community Information**

Address 9521 110a Avenue

Area Edmonton
Subdivision Mccauley
City Edmonton
County ALBERTA

Province AB

Postal Code T5H 1J7

#### **Amenities**

Amenities Deck, Detectors Smoke
Parking Front/Rear Drive Access

#### Interior

Appliances Dryer, Refrigerator, Stove-Electric, Washer, See Remarks

Heating Forced Air-2, Natural Gas

Stories 2

Has Basement Yes

Basement Full, See Remarks

#### **Exterior**

Exterior Wood, Stucco

Exterior Features Back Lane, Low Maintenance Landscape, Public Transportation,

Schools, Shopping Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, Stucco

Foundation Concrete Perimeter

## **Additional Information**

Date Listed April 15th, 2025

Days on Market 62

Zoning Zone 13

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