

## \$299,900 - 9634 110 Avenue, Edmonton

MLS® #E4456083

**\$299,900**

6 Bedroom, 2.00 Bathroom, 1,611 sqft

Single Family on 0.00 Acres

McCauley, Edmonton, AB

BEAUTIFUL 6bdrm home w/double garage, fenced yard! Featuring 2 shared living spaces with kitchen & bathroom, 6 bedrooms in all! 2bdrms on main flr, 3bdrms on 2nd flr, 1bdrm on 3rd, large shade&sun balcony to enjoy on 2nd flr. \*keep the same, or rearrange rooms/living space\* Basement contains laundry & utilities, plus another 3pc bathroom that is not finished, and 2 potential but unfinished bedrooms. Fenced yard, with apple tree out back and large double garage, insulated with concrete floor! Just blocks from downtown, Ice Dist, LRT & transit, Colleges, Royal Alex hosp, Kingsway Mall, the Stadium & rec ctr/pool. Tons of restaurants & Entertainment, schools, shops & services nearby. DON'T MISS OUT on this investment opportunity!

Built in 1912

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4456083  |
| Price          | \$299,900 |
| Bedrooms       | 6         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,611     |
| Acres          | 0.00      |
| Year Built     | 1912      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 2 and Half Storey      |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9634 110 Avenue |
| Area        | Edmonton        |
| Subdivision | Mccauley        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5H 1H5         |

### Amenities

|           |                                  |
|-----------|----------------------------------|
| Amenities | Deck, Front Porch, Vinyl Windows |
| Parking   | 2 Outdoor Stalls, Double Indoor  |

### Interior

|              |                                                                                                        |
|--------------|--------------------------------------------------------------------------------------------------------|
| Appliances   | Dryer, Furniture Included, Microwave Hood Fan, Washer, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-1, Natural Gas                                                                              |
| Stories      | 3                                                                                                      |
| Has Basement | Yes                                                                                                    |
| Basement     | Full, Partially Finished                                                                               |

### Exterior

|                   |                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Vinyl                                                                                                                                 |
| Exterior Features | Back Lane, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                |
| Construction      | Concrete, Vinyl                                                                                                                                 |
| Foundation        | Concrete Perimeter                                                                                                                              |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 12                  |
| Zoning         | Zone 13             |

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Listing information last updated on September 16th, 2025 at 1:17am MDT