

## \$409,500 - 9308a & 9308b 109a Avenue, Edmonton

MLS® #E4456868

### \$409,500

6 Bedroom, 2.00 Bathroom, 1,347 sqft

Single Family on 0.00 Acres

McCauley, Edmonton, AB

This fully renovated up-and-down duplex offers incredible value as a turnkey investment property. Renovated top to bottom, upgrades include both kitchens, flooring, lighting, windows, shingles, and separate high-efficiency furnaces for each suite. The upper level also features central air conditioning for added comfort. The main floor showcases a spacious eat-in kitchen, a large family room, three generous bedrooms, and a 4-piece bath with recent updates. The lower level mirrors this layout with another bright eat-in kitchen, a large family room, three bedrooms, and a modern 4-piece bathroom. Each suite has its own laundry, gas meter, electrical panel, furnace, hot water tank, and separate entrance, making this a fully legal and self-sufficient setup. A shared double detached garage adds convenience, while the property's location provides easy access to downtown, public transit, and all amenities. With immediate possession available, this truly is an investor's dream property!

Built in 1977

### Essential Information

MLS® # E4456868

Price \$409,500

Bedrooms 6



|                |                    |
|----------------|--------------------|
| Bathrooms      | 2.00               |
| Full Baths     | 2                  |
| Square Footage | 1,347              |
| Acres          | 0.00               |
| Year Built     | 1977               |
| Type           | Single Family      |
| Sub-Type       | Duplex Up And Down |
| Style          | Raised Bungalow    |
| Status         | Active             |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 9308a & 9308b 109a Avenue |
| Area        | Edmonton                  |
| Subdivision | Mccauley                  |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T5H 1E8                   |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|              |                           |
|--------------|---------------------------|
| Appliances   | See Remarks               |
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 2                         |
| Has Basement | Yes                       |
| Basement     | Full, Finished            |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior          | Wood, Stucco                                    |
| Exterior Features | Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                |
| Construction      | Wood, Stucco                                    |
| Foundation        | Concrete Perimeter                              |

### Additional Information

|             |                     |
|-------------|---------------------|
| Date Listed | September 9th, 2025 |
|-------------|---------------------|

Days on Market 8

Zoning Zone 13

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 17th, 2025 at 3:18pm MDT