

Courtesy Of Dwayne J Horvath Of RE/MAX Excellence

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

MLS® #E4419955

**\$774,900**

8 Bedroom, 7.00 Bathroom, 2,184 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. \*Basement: Self-Contained Downstairs Suite - Features; Living Rm, Kitchen, 1 Bedroom, Full Bath & Laundry. \*2nd UNIT 2(A) - Slightly Larger at 1,094 sq.ft. with Similar Floor Plan in both Upstairs & Full Legal Basement Suite as well. 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	8
Bathrooms	7.00
Full Baths	6
Half Baths	2
Square Footage	2,184
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	42

## 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 March 14th, 2025 at 7:32am MDT