

Courtesy Of Justin Boyd Of Sterling Real Estate

## \$275,000 - 9546 108a Avenue, Edmonton

MLS® #E4432104

**\$275,000**

4 Bedroom, 2.00 Bathroom, 818 sqft

Single Family on 0.00 Acres

McCauley, Edmonton, AB

Charming post-war era bungalow in McCauley with tons of character! This home features two full 2-bedrooms on the main floor and 2 bedrooms in the basement, two kitchens (upstairs and downstairs) - with shared laundry and separate exterior entrances, making it ideal for multi-generational living or savvy investors. Zoned RF6 on a 33' x 122' lot in a mature neighbourhood - perfect for future redevelopment if that's your goal. Updates include durable laminate flooring and new baseboards/trim throughout, shingles (2023), and a newer hot water tank. Enjoy a large landscaped yard with garden space—great for entertaining. Just minutes to downtown, Italian Centre Shop, restaurants, schools, and transit. A competitively priced gem in the heart of Edmonton!

Built in 1944

### Essential Information

MLS® #	E4432104
Price	\$275,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	818
Acres	0.00



Year Built	1944
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	9546 108a Avenue
Area	Edmonton
Subdivision	Mccauley
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 1C1

### Amenities

Amenities	On Street Parking, Crawl Space, Detectors Smoke, Fire Pit, Hot Water Natural Gas
Parking	Single Garage Detached

### Interior

Appliances	Dryer, Fan-Ceiling, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 22nd, 2025
Days on Market	6

Zoning

Zone 13



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