

## \$324,900 - 9108 112 Avenue, Edmonton

MLS® #E4448616

**\$324,900**

4 Bedroom, 1.50 Bathroom, 1,378 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Unbeatable opportunity in Alberta Avenue! This bi-level home offers flexible living arrangements with two self-contained living areas. The freshly painted main floor features 3 bedrooms, 1 bathroom, its own laundry, and a fully enclosed layout. The basement includes a 1 bed, 1 bath setup with a kitchen and separate laundry, plus an additional finished office space that was previously used as a third living area. The home has both front and rear separate access to the basement, and each enclosed area is on its own electrical service. Situated on a corner end lot with over 120â€™™ of frontage and 48â€™™ of depth, this property is prime for redevelopment. Tons of parking options with a single attached garage (7.75x4.15), single detached garage (3.86x2.90), and a wide asphalt driveway between them that accommodates 3+ vehicles. Plus, street parking is plentiful and rarely in demand. This is a fantastic opportunity for buyers looking for versatility, investment potential, or future development.

Built in 1957

### Essential Information

MLS® # E4448616

Price \$324,900

Lease Rate \$37



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,378                  |
| Acres          | 0.00                   |
| Year Built     | 1957                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9108 112 Avenue |
| Area        | Edmonton        |
| Subdivision | Alberta Avenue  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5B 0H3         |

### Amenities

|                |                                                                                                 |
|----------------|-------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Hot Water Natural Gas, Security Window Bars, See Remarks |
| Parking Spaces | 3                                                                                               |
| Parking        | Single Garage Attached, Single Garage Detached                                                  |

### Interior

|              |                                                                                                                             |
|--------------|-----------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Garage Control, Garage Opener, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating      | Forced Air-2, Natural Gas                                                                                                   |
| Stories      | 2                                                                                                                           |
| Has Suite    | Yes                                                                                                                         |
| Has Basement | Yes                                                                                                                         |
| Basement     | Full, Finished                                                                                                              |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                             |
| Exterior Features | Back Lane, Corner Lot, Landscaped, Level Land, Shopping Nearby, |

|              |                                                            |
|--------------|------------------------------------------------------------|
|              | Subdividable Lot, Treed Lot, See Remarks, Partially Fenced |
| Roof         | Asphalt Shingles                                           |
| Construction | Wood, Stucco, Vinyl                                        |
| Foundation   | Concrete Perimeter                                         |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 105             |
| Zoning         | Zone 05         |

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Listing information last updated on October 31st, 2025 at 11:47am MDT