

## \$174,900 - 9423 110 Avenue, Edmonton

MLS® #E4432196

**\$174,900**

2 Bedroom, 1.00 Bathroom, 667 sqft

Single Family on 0.00 Acres

Mccauley, Edmonton, AB

Prime location to build and invest in the mature area location! Investor Alert or First time buyer!! Cozy livable bungalow in the mature down town city neighborhood, minutes to the heart of Edmonton! Situated on a 29' x 129' lot zoned RF3. This is a GREAT rental or live and re-development later property. 2 bedrooms, 1 bathroom, laminate flooring, metal roof, newer hot water tank, crawl space for storage. Build a new single family and duplex housing or possible four units. CLOSE TO ALL AMENITIES, SCHOOLS, MAJOR BUS ROUTES, LRT LINE, GROCERY STORES & RESTAURANTS, MEDICAL SERVICES. BRING OFFERS! MUST SELL!

Built in 1920

### Essential Information

MLS® #	E4432196
Price	\$174,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	667
Acres	0.00
Year Built	1920
Type	Single Family



Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	9423 110 Avenue
Area	Edmonton
Subdivision	Mccauley
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 1H2

### Amenities

Amenities	Crawl Space, Front Porch, Hot Water Natural Gas, No Smoking Home, R.V. Storage
Parking Spaces	4
Parking	2 Outdoor Stalls, No Garage, Rear Drive Access, RV Parking, Stall, Tandem

### Interior

Appliances	Hood Fan, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Paved Lane, Private Setting, Schools, Shopping Nearby
Roof	Metal
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 23rd, 2025
Days on Market	6
Zoning	Zone 13

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