

\$214,900 - 9620 110 Avenue, Edmonton

MLS® #E4433244

\$214,900

4 Bedroom, 2.00 Bathroom, 1,690 sqft

Single Family on 0.00 Acres

Mccauley, Edmonton, AB

Investor Alert Opportunity! This charming 2-storey home in Little Italy offers TWO fully legal suitesâ€”ideal for rental income or multi-generational living. The main floor features 833 sq.ft. with 2 bedrooms (or 1 bed + den), a 4-pc bath, kitchen, living room, dedicated laundry & a private deck. Upstairs, access the 848 sq.ft. LEGAL SUITE via exterior stairs to find 2 bedrooms, a 4-pc bath, living room, in-suite laundry & another private deck. Easy-care laminate/vinyl plank flooring throughout & efficient hot water heating. This property is brimming with potentialâ€”requires cosmetic updates to boost value! Whether you're looking to live in one suite & rent the other, or renovate and maximize rental returns, the central location is unbeatableâ€”steps to Royal Alex Hospital, Kingsway Mall, Commonwealth, Downtown & transit. Not your average cookie-cutter homeâ€”this oneâ€™s full of charm, flexibility & opportunity!

Built in 1933

Essential Information

| | |
|------------|-----------|
| MLS® # | E4433244 |
| Price | \$214,900 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |



| | |
|----------------|------------------------|
| Square Footage | 1,690 |
| Acres | 0.00 |
| Year Built | 1933 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 9620 110 Avenue |
| Area | Edmonton |
| Subdivision | Mccauley |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5H 1H5 |

Amenities

| | |
|----------------|------------------------|
| Amenities | Deck, Vinyl Windows |
| Parking Spaces | 2 |
| Parking | Single Garage Detached |

Interior

| | |
|--------------|------------------------|
| Appliances | See Remarks |
| Heating | Baseboard, Natural Gas |
| Stories | 2 |
| Has Suite | Yes |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Back Lane, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed April 29th, 2025
Days on Market 20
Zoning Zone 13

9620 110 Ave NW, Edmonton, AB

Main Floor Exterior Area 832.57 sq ft
Interior Area 759.72 sq ft



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