

\$449,000 - 9521 110a Avenue, Edmonton

MLS® #E4430925

\$449,000

7 Bedroom, 4.00 Bathroom, 1,608 sqft

Single Family on 0.00 Acres

McCauley, Edmonton, AB

Excellent Investment opportunity. Up and Down duplex with 4 SEPARATE suites. Each suite has its own entrance and their own electrical panel. Convenient central location close to downtown. Shingles are 2021. 2 Newer high efficiency furnaces, sump pump, windows and hot water tank. All the suites are already rented and bringing in cash flow. Total of 7 bedrooms, 4 kitchens, 4 bathrooms, 4 separate entrances, 4 fridges, 4 stoves and coined washer and dryer. Main floor has 2 bedroom suites, the lower level has a 2 bedroom suite and a 1 bedroom suite. Fantastic revenue! Close to all amenities including public transportation, wonderful restaurants and shopping. Come and see for yourself!

Built in 1958

Essential Information

MLS® #	E4430925
Price	\$449,000
Bedrooms	7
Bathrooms	4.00
Full Baths	4
Square Footage	1,608
Acres	0.00
Year Built	1958



Type	Single Family
Sub-Type	Duplex Up And Down
Style	Bi-Level
Status	Active

Community Information

Address	9521 110a Avenue
Area	Edmonton
Subdivision	Mccauley
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 1J7

Amenities

Amenities	Deck, Detectors Smoke
Parking	Front/Rear Drive Access

Interior

Appliances	Dryer, Refrigerator, Stove-Electric, Washer, See Remarks
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, See Remarks

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 15th, 2025
Days on Market	62
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 June 16th, 2025 at 6:02pm MDT