# \$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 120' of frontage and 48' 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

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 October 31st, 2025 at 6:02pm MDT