

## \$299,900 - 9634 110 Avenue, Edmonton

MLS® #E4456083

### \$299,900

6 Bedroom, 2.00 Bathroom, 1,611 sqft  
Single Family on 0.00 Acres

Mccauley, Edmonton, AB

BEAUTIFUL 6bdrm downtown home.  
Featuring 2 shared living spaces with kitchen & bathroom, 6 bedrooms in all! 2bdrms on main flr, 3bdrms on 2nd flr, 1bdrm on 3rd, large shade&sun balcony to enjoy on 2nd flr.  
\*keep the same, or rearrange rooms/living space\* Basement contains laundry & utilities, plus another 3pc bathroom that is not finished, and 2 potential but unfinished bedrooms.  
Fenced, with apple tree out back and large double garage, insulated with concrete floor!  
Just blocks from downtown, Ice Dist, LRT & transit, Colleges, Royal Alex hosp, Kingsway Mall, the Stadium & rec ctr/pool. Tons of restaurants & Entertainment, schools, shops & services nearby. DON'T MISS OUT on this investment opportunity!

Built in 1912

### Essential Information

MLS® #	E4456083
Price	\$299,900
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	1,611
Acres	0.00
Year Built	1912



Type	Single Family
Sub-Type	Detached Single Family
Style	2 and Half Storey
Status	Active

### Community Information

Address	9634 110 Avenue
Area	Edmonton
Subdivision	Mccauley
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 1H5

### Amenities

Amenities	Deck, Front Porch, Vinyl Windows
Parking	2 Outdoor Stalls, Double Indoor

### Interior

Appliances	Dryer, Furniture Included, Microwave Hood Fan, Washer, Window Coverings, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Concrete, Vinyl
Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Concrete, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	September 4th, 2025
Days on Market	1
Zoning	Zone 13

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