

\$399,900 - 9614 106 Avenue, Edmonton

MLS® #E4426987

\$399,900

0 Bedroom, 0.00 Bathroom,
Multi-Family Commercial on 0.00 Acres

McCauley, Edmonton, AB

Welcome to an exceptional investment opportunity offering great returns! A solid revenue property with total 9 units located in McCauley, close to Downtown. This house has been converted into separate bachelor suites, five of them with 3-pcs En-suite. Concrete foundation and weeping tiles. Completely upgraded electrical, plumbing, windows, insulation, shingles (2023), two HWT in 2024. Double, oversized detached garage & additional storage complete this great property. Located in Central Edmonton in Little Italy just steps to public transportation, shopping and all amenities! Low vacancy!

Built in 1908

Essential Information

| | |
|------------|-------------------------|
| MLS® # | E4426987 |
| Price | \$399,900 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 1908 |
| Type | Multi-Family Commercial |
| Status | Active |

Community Information

| | |
|---------|-----------------|
| Address | 9614 106 Avenue |
| Area | Edmonton |



| | |
|-------------|----------|
| Subdivision | Mccauley |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5H 0N4 |

Exterior

| | |
|--------------|--------------------|
| Exterior | Stucco, Wood Frame |
| Construction | Stucco, Wood Frame |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 27th, 2025 |
| Days on Market | 40 |
| Zoning | Zone 13 |

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Listing information last updated on April 8th, 2025 at 4:17am MDT