

Courtesy Of Justin Boyd Of Sterling Real Estate

\$275,000 - 9546 108a Avenue, Edmonton

MLS® #E4432104

\$275,000

4 Bedroom, 2.00 Bathroom, 818 sqft

Single Family on 0.00 Acres

McCauley, Edmonton, AB

Charming post-war era bungalow in McCauley with tons of character! This home features two full 2-bedrooms on the main floor and 2 bedrooms in the basement, two kitchens (upstairs and downstairs) - with shared laundry and separate exterior entrances, making it ideal for multi-generational living or savvy investors. Zoned RF6 on a 33' x 122' lot in a mature neighbourhood - perfect for future redevelopment if that's your goal. Updates include durable laminate flooring and new baseboards/trim throughout, shingles (2023), and a newer hot water tank. Enjoy a large landscaped yard with garden space—great for entertaining. Just minutes to downtown, Italian Centre Shop, restaurants, schools, and transit. A competitively priced gem in the heart of Edmonton!

Built in 1944

Essential Information

MLS® #	E4432104
Price	\$275,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	818
Acres	0.00



Year Built	1944
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	9546 108a Avenue
Area	Edmonton
Subdivision	Mccauley
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 1C1

Amenities

Amenities	On Street Parking, Crawl Space, Detectors Smoke, Fire Pit, Hot Water Natural Gas
Parking	Single Garage Detached

Interior

Appliances	Dryer, Fan-Ceiling, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

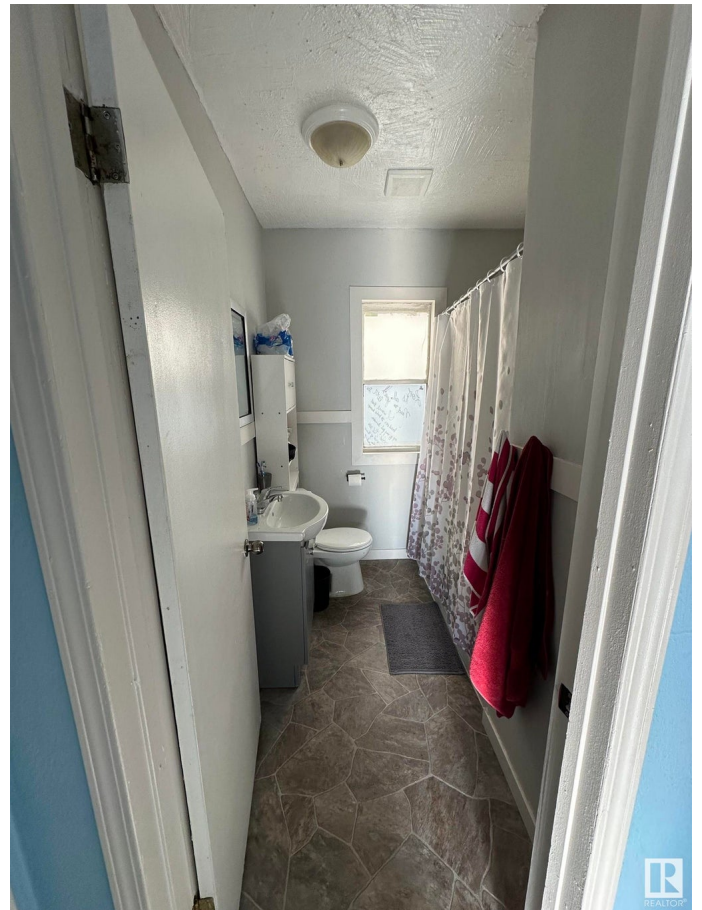
Exterior	Wood, Stucco
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 22nd, 2025
Days on Market	5

Zoning

Zone 13



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Listing information last updated on April 27th, 2025 at 5:32pm MDT