

# \$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 | 36                  |
| Zoning         | Zone 13             |

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Listing information last updated on April 3rd, 2025 at 10:17pm MDT