

\$214,900 - 9620 110 Avenue, Edmonton

MLS® #E4433244

\$214,900

4 Bedroom, 2.00 Bathroom, 1,690 sqft

Single Family on 0.00 Acres

Mccauley, Edmonton, AB

Investor Alert Opportunity! This charming 2-storey home in Little Italy offers TWO fully legal suitesâ€”ideal for rental income or multi-generational living. The main floor features 833 sq.ft. with 2 bedrooms (or 1 bed + den), a 4-pc bath, kitchen, living room, dedicated laundry & a private deck. Upstairs, access the 848 sq.ft. LEGAL SUITE via exterior stairs to find 2 bedrooms, a 4-pc bath, living room, in-suite laundry & another private deck. Easy-care laminate/vinyl plank flooring throughout & efficient hot water heating. This property is brimming with potentialâ€”requires cosmetic updates to boost value! Whether you're looking to live in one suite & rent the other, or renovate and maximize rental returns, the central location is unbeatableâ€”steps to Royal Alex Hospital, Kingsway Mall, Commonwealth, Downtown & transit. Not your average cookie-cutter homeâ€”this oneâ€™s full of charm, flexibility & opportunity!

Built in 1933

Essential Information

| | |
|------------|-----------|
| MLS® # | E4433244 |
| Price | \$214,900 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |



| | |
|----------------|------------------------|
| Square Footage | 1,690 |
| Acres | 0.00 |
| Year Built | 1933 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 9620 110 Avenue |
| Area | Edmonton |
| Subdivision | Mccauley |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5H 1H5 |

Amenities

| | |
|----------------|------------------------|
| Amenities | Deck, Vinyl Windows |
| Parking Spaces | 2 |
| Parking | Single Garage Detached |

Interior

| | |
|--------------|------------------------|
| Appliances | See Remarks |
| Heating | Baseboard, Natural Gas |
| Stories | 2 |
| Has Suite | Yes |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

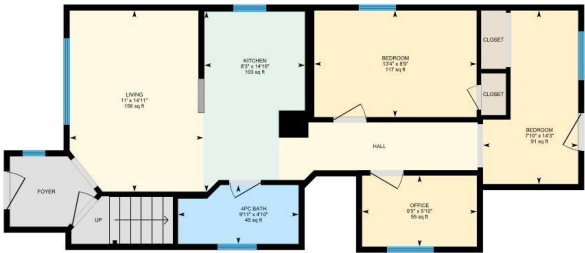
| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Back Lane, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed April 29th, 2025
Days on Market 1
Zoning Zone 13

9620 110 Ave NW, Edmonton, AB

Main Floor Exterior Area 832.57 sq ft
Interior Area 759.72 sq ft



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