

Courtesy Of Katherine L Kwan and Paul E Paiva Of Real Broker

## \$245,000 - 9426 109a Avenue, Edmonton

MLS® #E4432200

**\$245,000**

2 Bedroom, 1.00 Bathroom, 892 sqft

Single Family on 0.00 Acres

Mccauley, Edmonton, AB

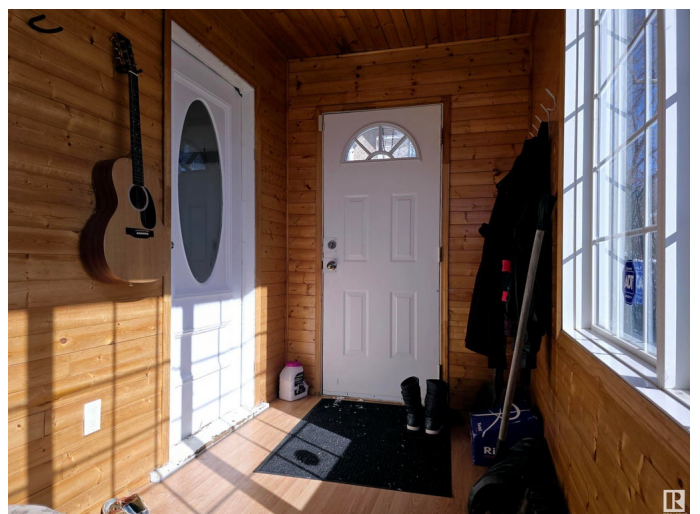
Nestled in the vibrant and sought-after LITTLE ITALY neighborhood, this delightful 2-bedroom, 1-bath single-family BUNGALOW offers the perfect blend of CHARACTER and MODERN UPDATES. Step into a bright SUNROOM featuring elegant FRENCH WINDOWS, the perfect spot to unwind with your morning coffee. The home showcases Original HARDWOOD FLOORS, adding warmth and charm. UPGRADES- including BATHROOM and a newly installed SS WALL-MOUNT HOOD FAN. The spacious 33' x 145' lot provides a PRIVATE, FULLY FENCED yard, surrounded by mature hedges for a serene retreat. A chain-link gate opens onto a CEMENT PARKING PAD with a PLUG IN, ensuring secure and convenient off-street parking. Other highlights include: STAINLESS STEEL appliances in the kitchen 100-AMP service for reliability CENTRAL AIR CONDITIONING for comfort Potential to expand into the attic loft with additional insulation Inviting back porch for outdoor relaxation and so much more!!!

Built in 1924

### Essential Information

MLS® # E4432200

Price \$245,000



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	892
Acres	0.00
Year Built	1924
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	9426 109a Avenue
Area	Edmonton
Subdivision	Mccauley
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 1E8

### **Amenities**

Amenities	Off Street Parking, Ceiling 10 ft., Fire Pit, Front Porch, Parking-Extra
Parking Spaces	1
Parking	Rear Drive Access, See Remarks

### **Interior**

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

## Additional Information

Date Listed April 23rd, 2025

Days on Market 1

Zoning Zone 13

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Listing information last updated on April 24th, 2025 at 7:02am MDT