

# \$1,118,000 - 9648 106 Avenue, Edmonton

MLS® #E4419257

**\$1,118,000**

3 Bedroom, 2.00 Bathroom, 4,071 sqft  
Condo / Townhouse on 0.00 Acres

Mccauley, Edmonton, AB

INVESTMENT OPPORTUNITY. Completely tenanted 4PLEX complex consisting of 4 ea. SEPARATELY TITLED 2-STOREY UNITS with a total of 12 BEDROOMS & 8 FULL BATHROOMS. Each spacious unit provides 3 bedrooms, 2 full baths and a finished basement for ample comfort. Large living rooms, well-designed kitchen with custom cabinetry, granite counters and stainless appliances, and a large dining area. The main floor includes a full 4-piece bath, while the upper level offers three bedrooms and a second full bath. The finished basement adds value with a large recreational room. Each unit comes with a single-car garage, enhancing convenience for residents / tenants. Close to the Downtown Arts District, Royal Alberta Museum, and Canada Post office, it offers easy access to City Hall, Citadel Theatre, Jasper Avenue, and Rogers Arena. Don't miss this investment opportunity in an increasing rental market



Built in 2013

## Essential Information

MLS® #	E4419257
Price	\$1,118,000
Bedrooms	3
Bathrooms	2.00

Full Baths	2
Square Footage	4,071
Acres	0.00
Year Built	2013
Type	Condo / Townhouse
Sub-Type	4PLEX
Style	2 Storey
Status	Active

### **Community Information**

Address	9648 106 Avenue
Area	Edmonton
Subdivision	Mccauley
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 0N4

### **Amenities**

Amenities	Deck, Vinyl Windows
Parking	Quad or More Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed January 25th, 2025

Days on Market 69

Zoning Zone 13

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