

# \$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 73

Zoning Zone 13

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 8th, 2025 at 7:17am MDT