

\$304,900 - 9617 107 Avenue, Edmonton

MLS® #E4427902

\$304,900

4 Bedroom, 2.00 Bathroom, 1,337 sqft

Single Family on 0.00 Acres

Mccauley, Edmonton, AB

Step into this timeless beauty, where historic charm meets thoughtful updates - providing a great investment opportunity! The inviting front porch - complete with brand-new steps - welcomes you to relax as you take in the peaceful, tree-lined street. Inside, soaring high ceilings and original woodwork, incl. baseboards, casing & stunning pocket doors, instantly capture your heart. The rich hardwood floors, newly re-stained, flow through the bright & spacious main floor, adding warmth & character. The sunlit kitchen is both stylish & functional. Upstairs you'll find 4 generous bedrooms, each filled with natural light. The main bathroom has been beautifully refreshed, featuring new tile floor & vanity, all while preserving its vintage charm with a stunning clawfoot tub. The dbl. detached garage, off your south facing yard, provides plenty of storage. Nestled in Chinatown & Little Italy, this home is just a short walk to downtown Edmonton with great shopping, eateries & culture to be explored!

Built in 1912

Essential Information

MLS® # E4427902

Price \$304,900

Bedrooms 4



| | |
|----------------|------------------------|
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,337 |
| Acres | 0.00 |
| Year Built | 1912 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 9617 107 Avenue |
| Area | Edmonton |
| Subdivision | Mccauley |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5H 0T8 |

Amenities

| | |
|----------------|---|
| Amenities | Ceiling 9 ft., Deck, Front Porch, No Smoking Home |
| Parking Spaces | 4 |
| Parking | Double Garage Detached |

Interior

| | |
|--------------|--|
| Appliances | Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stucco |
| Exterior Features | Back Lane, Fenced, Flat Site, Playground Nearby, Public Transportation, Shopping Nearby, View Downtown |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

School Information

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|------------|----------------------|
| Elementary | Norwood School |
| Middle | Spruce Avenue School |
| High | Victoria School |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 28th, 2025 |
| Days on Market | 25 |
| Zoning | Zone 13 |

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