

\$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

Elementary	Norwood School
Middle	Spruce Avenue School
High	Victoria School

Additional Information

Date Listed	March 28th, 2025
Days on Market	35
Zoning	Zone 13

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