\$299,900 - 9617 107 Avenue, Edmonton

MLS® #E4427902

\$299.900

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!



Essential Information

MLS® # E4427902 Price \$299,900

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 80

Zoning Zone 13

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