

Courtesy Of Justin Boyd Of Sterling Real Estate

\$275,000 - 9546 108a Avenue, Edmonton

MLS® #E4432104

\$275,000

4 Bedroom, 2.00 Bathroom, 818 sqft

Single Family on 0.00 Acres

McCauley, Edmonton, AB

Charming post-war era bungalow in McCauley with tons of character! This home features two full 2-bedrooms on the main floor and 2 bedrooms in the basement, two kitchens (upstairs and downstairs) - with shared laundry and separate exterior entrances, making it ideal for multi-generational living or savvy investors. Zoned RM on a 33' x 122' lot in a mature neighbourhood - ability for future redevelopment if that's your goal. Updates include durable laminate flooring and new baseboards/trim throughout, shingles (2023), and a newer hot water tank. Enjoy a large landscaped yard with garden space—great for entertaining. Just minutes to downtown, Italian Centre Shop, restaurants, schools, and transit. A competitively priced gem in the heart of Edmonton!

Built in 1944

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4432104 |
| Price | \$275,000 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 818 |
| Acres | 0.00 |



| | |
|------------|------------------------|
| Year Built | 1944 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 9546 108a Avenue |
| Area | Edmonton |
| Subdivision | Mccauley |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5H 1C1 |

Amenities

| | |
|-----------|--|
| Amenities | On Street Parking, Crawl Space, Detectors Smoke, Fire Pit, Hot Water Natural Gas |
| Parking | Single Garage Detached |

Interior

| | |
|--------------|---|
| Appliances | Dryer, Fan-Ceiling, Washer, Refrigerators-Two, Stoves-Two |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Suite | Yes |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stucco |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 22nd, 2025 |
| Days on Market | 8 |

Zoning

Zone 13



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Listing information last updated on April 30th, 2025 at 12:32pm MDT