# \$245,000 - 9426 109a Avenue, Edmonton

MLS® #E4432200

### \$245.000

2 Bedroom, 1.00 Bathroom, 892 sqft Single Family on 0.00 Acres

Mccauley, Edmonton, AB

Nestled in the vibrant and sought-after LITTLE ITALY neighborhood, this delightful 2-bedroom, 1-bath single-family BUNGALOW offers the perfect blend of CHARACTER and MODERN UPDATES. Step into a bright SUNROOM featuring elegant FRENCH WINDOWS, the perfect spot to unwind with your morning coffee. The home showcases Original HARDWOOD FLOORS, adding warmth and charm. UPGRADES- including BATHROOM and a newly installed SS WALL-MOUNT HOOD FAN. The spacious 33' x 145' lot provides a PRIVATE, FULLY FENCED yard, surrounded by mature hedges for a serene retreat. A chain-link gate opens onto a CEMENT PARKING PAD with a PLUG IN, ensuring secure and convenient off-street parking. Other highlights include: STAINLESS STEEL appliances in the kitchen 100-AMP service for reliability CENTRAL AIR CONDITIONING for comfort Potential to expand into the attic loft with additional insulation Inviting back porch for outdoor relaxation and so much more!!!

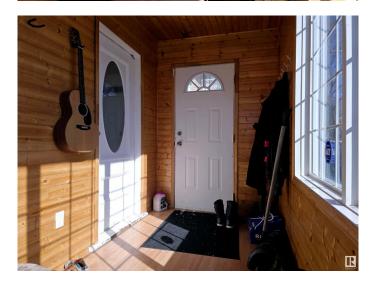
Built in 1924

#### **Essential Information**

MLS® # E4432200 Price \$245,000







Bedrooms 2

Bathrooms 1.00

Full Baths 1

Square Footage 892 Acres 0.00

Year Built 1924

Type Single Family

Sub-Type Detached Single Family

Style Bungalow

Status Active

## **Community Information**

Address 9426 109a Avenue

Area Edmonton
Subdivision Mccauley
City Edmonton
County ALBERTA

Province AB

Postal Code T5H 1E8

#### **Amenities**

Amenities Off Street Parking, Ceiling 10 ft., Fire Pit, Front Porch, Parking-Extra

Parking Spaces 1

Parking Rear Drive Access, See Remarks

#### Interior

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan,

Refrigerator, Stove-Electric, Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Stories 1

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Stucco

Exterior Features Back Lane, Fenced, Landscaped, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stucco

Foundation Concrete Perimeter

## **Additional Information**

Date Listed April 23rd, 2025

Days on Market 10

Zoning Zone 13

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