

## \$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

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)  
Listing information last updated on May 3rd, 2025 at 2:32am MDT