

## \$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!

Built in 1912

### 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 | 82               |
| Zoning         | Zone 13          |

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