

## **\$304,900 - 9617 107 Avenue, Edmonton**

MLS® #E4427902

**\$304,900**

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	\$304,900
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	35
Zoning	Zone 13

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