

## \$214,900 - 9620 110 Avenue, Edmonton

MLS® #E4433244

**\$214,900**

4 Bedroom, 2.00 Bathroom, 1,690 sqft

Single Family on 0.00 Acres

Mccauley, Edmonton, AB

Investor Alert Opportunity! This charming 2-storey home in Little Italy offers TWO fully legal suitesâ€”ideal for rental income or multi-generational living. The main floor features 833 sq.ft. with 2 bedrooms (or 1 bed + den), a 4-pc bath, kitchen, living room, dedicated laundry & a private deck. Upstairs, access the 848 sq.ft. LEGAL SUITE via exterior stairs to find 2 bedrooms, a 4-pc bath, living room, in-suite laundry & another private deck. Easy-care laminate/vinyl plank flooring throughout & efficient hot water heating. This property is brimming with potentialâ€”requires cosmetic updates to boost value! Whether you're looking to live in one suite & rent the other, or renovate and maximize rental returns, the central location is unbeatableâ€”steps to Royal Alex Hospital, Kingsway Mall, Commonwealth, Downtown & transit. Not your average cookie-cutter homeâ€”this oneâ€™s full of charm, flexibility & opportunity!

Built in 1933

### Essential Information

MLS® #	E4433244
Price	\$214,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2



Square Footage	1,690
Acres	0.00
Year Built	1933
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	9620 110 Avenue
Area	Edmonton
Subdivision	Mccauley
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 1H5

### Amenities

Amenities	Deck, Vinyl Windows
Parking Spaces	2
Parking	Single Garage Detached

### Interior

Appliances	See Remarks
Heating	Baseboard, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed April 29th, 2025  
Days on Market 4  
Zoning Zone 13

9620 110 Ave NW, Edmonton, AB

Main Floor Exterior Area 832.57 sq ft  
Interior Area 759.72 sq ft



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