Courtesy Of Matt Ferguson Of Exp Realty

$409,500 - 9308a & 9308b 109a Avenue, Edmonton

MLS® #E4456868

$409,500
6 Bedroom, 2.00 Bathroom, 1,347 sqft
Single Family on 0.00 Acres

Mccauley, Edmonton, AB

This fully renovated up-and-down duplex offers incredible value as a turnkey investment property. Renovated top to bottom, upgrades include both kitchens, flooring, lighting, windows, shingles, and separate high-efficiency furnaces for each suite. The upper level also features central air conditioning for added comfort. The main floor showcases a spacious eat-in kitchen, a large family room, three generous bedrooms, and a 4-piece bath with recent updates. The lower level mirrors this layout with another bright eat-in kitchen, a large family room, three bedrooms, and a modern 4-piece bathroom. Each suite has its own laundry, gas meter, electrical panel, furnace, hot water tank, and separate entrance, making this a fully legal and self-sufficient setup. A shared double detached garage adds convenience, while the propertyâ€™s location provides easy access to downtown, public transit, and all amenities. With immediate possession available, this truly is an investorâ€™s dream property!

Built in 1977

Essential Information

MLS® #	E4456868
Price	$409,500
Bedrooms	6

Bathrooms	2.00
Full Baths	2
Square Footage	1,347
Acres	0.00
Year Built	1977
Type	Single Family
Sub-Type	Duplex Up And Down
Style	Raised Bungalow
Status	Active

Community Information

Address	9308a & 9308b 109a Avenue
Area	Edmonton
Subdivision	Mccauley
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 1E8

Amenities

Amenities	See Remarks
Parking	Double Garage Detached

Interior

Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 9th, 2025

Days on Market	9
Zoning	Zone 13

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