

## \$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

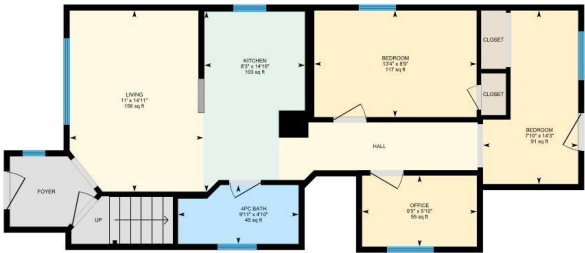
Exterior	Wood, Vinyl
Exterior Features	Back Lane, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### 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



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 10:02am MDT