

## \$225,000 - 9325 110 Avenue, Edmonton

MLS® #E4462353

**\$225,000**

2 Bedroom, 1.00 Bathroom, 866 sqft

Single Family on 0.00 Acres

Mccauley, Edmonton, AB

Great potential and prime location! This 1.5-storey, 865 sq ft home offers character, charm, and plenty of opportunity for those looking to invest or personalize their next property. Featuring original hardwood floors, solar panels, and a layout ready for updates and vision. Situated on a 34.6â€™™ x 124.8â€™™ lot, this property offers options for renovation, redevelopment, or long-term investment. The private, treed yard and quiet street close to a green space add to the appeal, along with a newer oversized single detached garage featuring attic storage and 9 x 19 attached workshop. Conveniently located near the Italian Centre, Commonwealth Stadium, Royal Alex Hospital, and LRT, this central spot offers quick access to downtown and strong future potential. Ideal for first-time buyers, renovators, or investors seeking value in an established community.

Built in 1912

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4462353  |
| Price          | \$225,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 866       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1912                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 1 and Half Storey      |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9325 110 Avenue |
| Area        | Edmonton        |
| Subdivision | Mccauley        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5H 1H2         |

### Amenities

|           |                                                       |
|-----------|-------------------------------------------------------|
| Amenities | Workshop, See Remarks                                 |
| Parking   | Over Sized, Shop, Single Garage Detached, See Remarks |

### Interior

|              |                                                                  |
|--------------|------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                        |
| Stories      | 2                                                                |
| Has Basement | Yes                                                              |
| Basement     | Partial, Unfinished                                              |

### Exterior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                               |
| Exterior Features | Back Lane, Flat Site, Fruit Trees/Shrubs, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                          |
| Construction      | Wood, Vinyl                                                                               |
| Foundation        | Block                                                                                     |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 10                 |
| Zoning         | Zone 13            |

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Listing information last updated on October 26th, 2025 at 1:17am MDT