

## \$339,900 - 9108 112 Avenue, Edmonton

MLS® #E4448616

**\$339,900**

4 Bedroom, 1.50 Bathroom, 1,378 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Unbeatable opportunity in Alberta Avenue! This bi-level features two suites, one fully enclosed on the main floor (3 bedrooms, 1 bathroom, separate laundry), and one in the basement (1 bedroom, 1 bathroom, separate laundry). There is also a office space in the basement that was formerly a suite, that can easily be converted back into a third suite. The home has separate front AND rear entrances to the basement. All three spaces have separate electrical services. This CORNER END LOT has over 120' of frontage and is 48' deep. This is prime real estate for redevelopment. TONS of parking, with a single attached garage (7.75x4.15) and single detached garage (3.86x2.90), with a large asphalt driveway connecting both garages that has enough space for 3+ vehicles. On the street there is also ample parking space that is rarely used by local residents. This is an excellent opportunity for those buyers with the right mindset.

Built in 1957

### Essential Information

MLS® #	E4448616
Price	\$339,900
Bedrooms	4
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	1,378
Acres	0.00
Year Built	1957
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	9108 112 Avenue
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 0H3

### **Amenities**

Amenities	Off Street Parking, On Street Parking, Hot Water Natural Gas, Security Window Bars, See Remarks
Parking Spaces	3
Parking	Single Garage Attached, Single Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Corner Lot, Landscaped, Level Land, Shopping Nearby, Subdividable Lot, Treed Lot, See Remarks, Partially Fenced
Roof	Asphalt Shingles

Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 18th, 2025
Days on Market	1
Zoning	Zone 05

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Listing information last updated on July 19th, 2025 at 4:17am MDT