

\$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

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|-----------|-----------|
| 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 1:02pm MDT