Courtesy Of Quinn M Yule Of RE/MAX Excellence

$324,900 - 9108 112 Avenue, Edmonton

MLS® #E4448616

$324,900
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 home offers flexible living arrangements with two self-contained living areas. The freshly painted main floor features 3 bedrooms, 1 bathroom, its own laundry, and a fully enclosed layout. The basement includes a 1 bed, 1 bath setup with a kitchen and separate laundry, plus an additional finished office space that was previously used as a third living area. The home has both front and rear separate access to the basement, and each enclosed area is on its own electrical service. Situated on a corner end lot with over 120â€™ of frontage and 48â€™ of depth, this property is prime for redevelopment. Tons of parking options with a single attached garage (7.75x4.15), single detached garage (3.86x2.90), and a wide asphalt driveway between them that accommodates 3+ vehicles. Plus, street parking is plentiful and rarely in demand. This is a fantastic opportunity for buyers looking for versatility, investment potential, or future development.

Built in 1957

Essential Information

MLS® #	E4448616
Price	$324,900
Lease Rate	$37

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	82
Zoning	Zone 05

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORSÂ® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORSÂ® 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 (REALTORÂ®, REALTORSÂ®) and/or the quality of services they provide (MLSÂ®, Multiple Listing ServiceÂ®)

Listing information last updated on October 8th, 2025 at 12:33pm MDT