

\$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 | 87 |
| Zoning | Zone 05 |

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Listing information last updated on October 13th, 2025 at 1:32pm MDT