

## 9534 109 Avenue Edmonton AB \$239,000

Welcome to McCauley, this is a great opportunity to live in or rebuild - lot zoned RF3. The current CHARACTER home is 2 bedrooms, 2 bathrooms just over 1600 sqft 1.5 storey single family detached on a great lot! The home features on the main floor a kitchen, dining room, living room, family room, 4 pc main bath and office. On the second level is the 2 bedrooms and 3 pc bathroom. Close to Downtown, Art District, Rogers Area, Shopping, Little Italy (The Italian Centre), Chinatown and Victoria School!

## Listing Presented By:

Originally Listed by: Exp Realty

mathew@hauptrealty.com https://www.hauptrealty.com



**RE/MAX Real Estate** 

129 Mountain Ash Drive , Wetaskiwin, AB,

Phone: 780-361-9215 rsplant@telus.net