



## 9271 110A Avenue Edmonton AB

\$249,800

Discover the unique opportunity of this detached home in Edmonton's McCauley area, offered for under \$250,000. This property presents a compelling blend of location and potential, located just moments from Coliseum Stadium, vibrant parks, and essential city amenities. It features a total of 6 bedrooms and 4 kitchens, organized as 4 individual suites, each offering distinct living spaces. Enhanced with an updated furnace, newer windows, and robust security locks, this home is ideal for a hands-on investor. Some TLC is required to fully realize its potential, with a promising gross income of approximately \$3,400. Its proximity to the Royal Alex Hospital and downtown Edmonton positions it as a strategic investment, perfect for those aiming to contribute to the neighborhood's renewal while expecting significant returns.

Listing Presented By:



Originally Listed by:  
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