



9527 103 Avenue Edmonton AB

\$185,000

Fire sale price. City assessed at \$332,500 (2023) but listed for \$185,000 due to minor exterior fire damage from neighboring property. There is some melted vinyl siding at the back porch SW corner. Otherwise, this 1914 built character home has a lot of history, upgrades and options for use. Currently occupied by a tenant, this home could be a family home, a fix and flip, a single or multi-person tenanted investment property as there are 4 bedrooms upstairs or future development with vacant lots on either side. Some modernizing features already completed include: newer roof shingles, forced air furnace, header style plumbing, upgraded electrical, sprinkler/fire alarm system and some internal foundation improvements were implemented as recommended by an engineer years ago. Property is being sold "as is".

Listing Presented By:



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