



## 9519 107 Avenue Edmonton AB

\$175,000

Welcome to this delightful 760 sq ft home situated close to downtown and just moments away from the vibrant Italian Center. This cozy residence features two bedrooms above grade, both showcasing beautiful hardwood floors that add warmth and elegance to the living spaces. The home sits on a fully fenced lot measuring approximately 33 feet by 122 feet (10.1m by 37.2m), totaling around 3,752 sq ft. The generous outdoor space offers ample room for gardening, entertaining, or creating your own private oasis. An unfinished basement provides a blank canvas for you to customize according to your needs—be it additional living space, a home gym, or extra storage. The single garage adds convenience and security for your vehicle or additional belongings. Nestled in a caring community where neighbors look out for one another, this home offers both a strong sense of community and the convenience of urban living.

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

camron.rahmanian@gmail.com

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

executive@eliterealestate.ca