



## 9531 109A Avenue Edmonton AB

\$299,800

Fantastic 3 + 3 bedroom, 2 full bath raised bungalow located on a quiet tree-lined McCauley. This nice home sits on a 33'X122' DC1 zoned lot with a SOUTH facing backyard & double detached garage. Open concept on main floor with living room, kitchen, 3 good sized bedroom & a full bath. Covered separate entrance to the basement, boasting a second kitchen, 3 bedroom and a 4 pc full bath. Newer shingles, furnace and hot water tank. Walking distance to Little Italy & Chinatown. Close to the heart of downtown and Ice District.

Listing Presented By:



Originally Listed by:  
Mozaic Realty Group

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