



## 9638 107A Avenue Edmonton AB

\$215,000

Exciting Investment Opportunity in Chinatown! Discover this promising 1,000+ sq ft bungalow with incredible potential, ideally located across from Lucky 97 Supermarket. This versatile property features 4 self-contained units, previously operated as city-approved apartment housing, complete with 4 separate power meters for easy utility management. A single detached garage at the rear adds to the property's appeal. Situated on a spacious 33.1 x 122 ft lot, this fixer-upper is perfect for investors, renovators, or developers looking to renovate and restore the existing structure or explore infill possibilities with potential for teardown and rebuild. The prime location offers the best of both worlds - steps away from vibrant Chinatown amenities, close to downtown and the stadium, with excellent transit connections. Don't miss this chance to own a piece of Chinatown with endless possibilities

Listing Presented By:



Originally Listed by:  
Royal Lepage Arteam Realty

[chenkeng@royalpage.ca](mailto:chenkeng@royalpage.ca)  
<http://chenkeng.royalpage.ca>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000  
Fax:  
[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)