

Courtesy of Keith Faria of Century 21 Masters

## **\$349,900 - 9528 109a Avenue, Edmonton**

MLS® #E4169286

### **\$349,900**

3 Bedroom, 3.00 Bathroom, 1,492 sqft  
Condo / Townhouse on 0 Acres

Mccauley, Edmonton, AB

Beautiful brand new 2.5 storey half duplex in Mccauley! Designed and built by Evelina Developments, this 3 bedroom 3 bathroom in the heart of the city is sure to impress! High end laminate, granite countertops, stainless steel appliances all get your bright main floor started. 3 bedrooms upstairs including large loft style master with vaulted ceilings, stunning ensuite and built in closet and shelving. Basement is fully finished, plus this home features an Attached garage with roof top balcony!

Built in 2017

### **Essential Information**

MLS® #	E4169286
Price	\$349,900
Bedrooms	3
Bedrooms Above Grade	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Has Ensuite	Y
Square Footage	1,492
Acres	0.09
Year Built	2017
Property Type	Condo / Townhouse
Building Type	Half Duplex



Style 2 and Half Storey

## Community Information

Condo Name No Name  
Address 9528 109a Avenue  
Area Edmonton  
Community Mccauley  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T5H 1G3

## Amenities

Features Laundry-In-Suite, No Animal Home, No Smoking Home  
Exterior Features Back Lane, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Public Swimming Pool  
Parking Single Garage Attached  
# Garage Parking Spaces 1

## Interior

Flooring Carpet, Ceramic Tile, Laminate Flooring  
Goods Included Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Microwave Hood Cover  
Heating Forced Air-1  
Has Basement Yes  
Basement Full, Fully Finished  
# of Stories 4

## Exterior

Exterior Stone, Acrylic Stucco  
Roof Asphalt Shingles  
Construction Wood Frame  
Foundation Concrete

## Additional Information

Condo Fee \$175  
Condo Fee Includes Insurance for Common Areas  
Front Exposure South

Data is deemed reliable but is not guaranteed accurate by the REALTORS® Association of Edmonton.  
Listing information last updated on August 23rd, 2019 at 11:16pm CDT