

\$324,900 - 10629 96 Street, Edmonton

MLS® #E4456172

\$324,900

10 Bedroom, 3.00 Bathroom, 2,391 sqft

Single Family on 0.00 Acres

McCauley, Edmonton, AB

DOWNTOWN LOCATION - 2story home featuring 10 bedrooms with shared accommodations on each floor. 4rooms on the main flr, 3rooms on 2nd flr, and 3rooms on the lower level. Each floor has a separate exterior exit. each room has its own refrigerator, microwave, larger units have a stove. Shared laundry room, sinks, and bathrooms. *comes w/ face recognition security system, fire alarm system, and ongoing updates* *owner has a bus licence* Steps to a pharmacy/store, Just blocks from downtown, Ice Dist, LRT & transit, Colleges, Royal Alex hosp, Kingsway Mall, the Stadium & rec ctr/pool. Tons of restaurants & Entertainment, schools, shops & services nearby. a great investment opportunity in downtown Edmonton.

Built in 1947

Essential Information

MLS® #	E4456172
Price	\$324,900
Bedrooms	10
Bathrooms	3.00
Full Baths	3
Square Footage	2,391
Acres	0.00
Year Built	1947



Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	10629 96 Street
Area	Edmonton
Subdivision	Mccauley
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 2J2

Amenities

Amenities	Deck, Front Porch, Vinyl Windows
Parking Spaces	4
Parking	Double Indoor

Interior

Appliances	Alarm/Security System, Dryer, Furniture Included, Microwave Hood Fan, Washer, Window Coverings, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Concrete, Stucco
Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Concrete, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 4th, 2025
Days on Market	8
Zoning	Zone 13

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