

## \$475,000 - 7602 109 Street, Edmonton

MLS® #E4457253

**\$475,000**

4 Bedroom, 2.00 Bathroom, 925 sqft

Single Family on 0.00 Acres

McKernan, Edmonton, AB

Exceptional and rare find multi-usage property located on a large corner lot (476 M<sup>2</sup>, zoned RMh16) with high visibility and potential for multi-family / commercial development opportunity. Currently on site bungalow home with a finished basement with a separate entrance. Total of 4 bedrooms, 2 full baths & a bright and spacious layout. Many upgrades including capped casement windows, 2 newer furnaces, hot water tank, insulation, weeping tiles w/sump pump, sewer line, electrical, water pipe, upgraded bathrooms, kitchen cabinetry & more. Nice & livable property, suitable for owner use or holding property with income potential.

Built in 1948

### Essential Information

MLS® #	E4457253
Price	\$475,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	925
Acres	0.00
Year Built	1948
Type	Single Family
Sub-Type	Detached Single Family



Style	Bungalow
Status	Active

### Community Information

Address	7602 109 Street
Area	Edmonton
Subdivision	McKernan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 1C2

### Amenities

Amenities	Detectors Smoke
Parking Spaces	4
Parking	Over Sized, Single Garage Attached, Single Garage Detached

### Interior

Appliances	Dryer, Fan-Ceiling, Hood Fan, Stove-Electric, Washer, Refrigerators-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Corner Lot, Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	September 9th, 2025
Days on Market	3
Zoning	Zone 15

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Listing information last updated on September 11th, 2025 at 11:32pm MDT