

## \$324,900 - 10629 96 Street, Edmonton

MLS® #E4456172

**\$324,900**

10 Bedroom, 3.00 Bathroom, 2,391 sqft

Single Family on 0.00 Acres

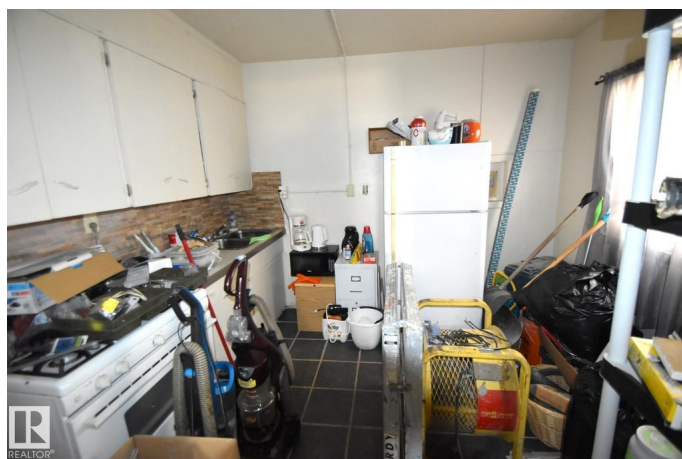
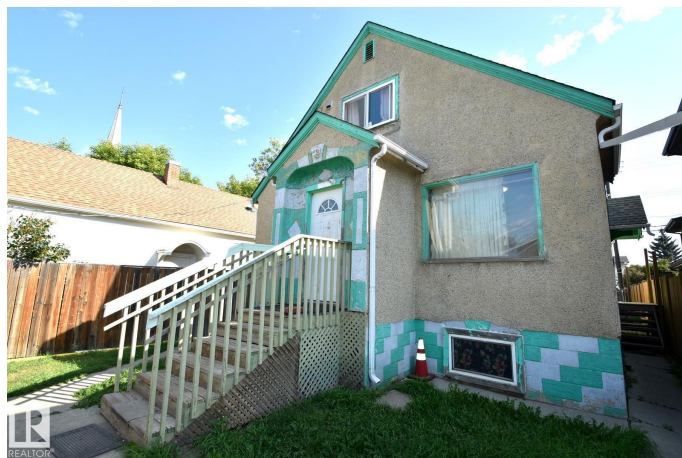
McCauley, Edmonton, AB

**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	5
Zoning	Zone 13

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Listing information last updated on September 9th, 2025 at 3:02pm MDT