

## \$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 | 13                  |
| Zoning         | Zone 13             |

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Listing information last updated on September 17th, 2025 at 8:47am MDT