

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

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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 | 9                   |
| Zoning         | Zone 15             |

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Listing information last updated on September 18th, 2025 at 3:17am MDT