

\$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 MÂ², 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	10
Zoning	Zone 15

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real

estate professionals who are members of CREA (REALTOR®®, REALTORS®®) and/or the quality of services they provide (MLS®®, Multiple Listing Service®®)

Listing information last updated on September 18th, 2025 at 9:31pm MDT