

## **\$409,000 - 12023 93 Street, Edmonton**

MLS® #E4424815

**\$409,000**

5 Bedroom, 2.00 Bathroom, 1,055 sqft  
Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Newly renovated Up & Down on a quiet street, with separate front-stair entry to basement and a huge income potential! Quality laminate flooring flows through the main level, which features a large living room; a formal dining room; a brand new modern kitchen with granite countertops, stainless steel appliances, & ample gleaming white cabinetry; three generous size bedrooms; and a new 4-piece bathroom. The walkup basement has huge windows that make it very livable. It features an open-concept living room and second kitchen, two bedrooms, and a 3-piece bathroom. Fully fenced backyard with an oversized double garage. All NEW windows and doors on main level. NEW shingles, eavestroughs, soffits, & garage door. NEW concrete sidewalks. NEW interior and exterior paint, HWT, pot lighting and more! Ideal property for investors looking to make positive cashflow, and buyers seeking mortgage help. Prime location within minutes to NAIT, LRT, buses, hospitals, and other major amenities! Excellent opportunity!

Built in 1965

### **Essential Information**

MLS® #	E4424815
Price	\$409,000



Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,055
Acres	0.00
Year Built	1965
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	12023 93 Street
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 1G7

### Amenities

Amenities	Walk-up Basement
Parking	Double Garage Detached, Over Sized

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Washer, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed March 8th, 2025

Days on Market 54

Zoning Zone 05

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