\$744,900 - 11936 93 Street, Edmonton

MLS® #E4428190

\$744.900

7 Bedroom, 6.00 Bathroom, 2,406 sqft Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Seize this opportunity to own a 2016-built Front/Back Duplex and enjoy full ownership. Live in one unit while renting the otherâ€"or rent both for maximum income. Ideally located near downtown, NAIT, Royal Alexandra Hospital, Kingsway Mall, LRT Station, the local community center, and more. Each unit is approximately 1200 sqft and features two entrances and separate utility meters for rental ease. Lots of windows to brighten these units. The front unit, which is currently rented for \$1795 per month, offers 3 bedrooms, 2.5 bathrooms, and an unfinished basement for future expansion. The Back unit, which has been rented for \$2350 monthly, boasts 4 bedrooms, 3.5 bathrooms, newly installed LVP upstairs, and a fully finished basement with a bedroom, den, and 3-pc bath. Both kitchens feature quartz countertops, stainless steel appliances, and ample cabinetry. A spacious rear parking pad fits up to 4 vehicles. Act nowâ€"don't miss this opportunity!

Built in 2016

Essential Information

MLS® # E4428190 Price \$744,900

Bedrooms 7
Bathrooms 6.00







Full Baths 5
Half Baths 2

Square Footage 2,406 Acres 0.00 Year Built 2016

Type Single Family

Sub-Type Duplex Front and Back

Style 2 Storey
Status Active

Community Information

Address 11936 93 Street

Area Edmonton

Subdivision Alberta Avenue

City Edmonton
County ALBERTA

Province AB

Postal Code T5G 1E5

Amenities

Amenities See Remarks

Parking Spaces 4

Parking Parking Pad Cement/Paved

Interior

Interior Features ensuite bathroom

Appliances Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two,

Dishwasher-Two, Microwave Hood Fan-Two

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, See Remarks

Exterior

Exterior Wood, Vinyl

Exterior Features Back Lane, Flat Site, Playground Nearby, Public Transportation, Schools

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed March 29th, 2025

Days on Market 127

Zoning Zone 05

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Listing information last updated on August 3rd, 2025 at 12:47am MDT