

## \$209,900 - 12160 93 Street, Edmonton

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MLS® #E4442596

**\$209,900**

1 Bedroom, 1.00 Bathroom, 761 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

### REDEVELOPMENT OPPORTUNITY!

Spacious CORNER LOT located in a quiet, mature neighborhood, close to all major amenities: schools, shopping, Yellowhead HWY, NAIT, Kingsway Mall, and more. The lot is 39' x 125' and is perfect for an in-fill project. Build a 4-plex, or 8-plex, or a home with a garage/garden suite on the lot (many opportunities!). This lovely community has fantastic redevelopment & in-fills nearby w/ new homes. Over the years this charming & cozy home has been well cared for and updated. The main floor offers a large living room, kitchen, full bath, dining, & large bedroom. Install more bedrooms & bath downstairs. The yard is nicely land-scaped with plenty of room to plant and grow vegetables & flowers. The large, oversized, double detached garage provides great storage space and utility. With a little bit of updating to this home, it would be a great investment and rental property, or, the perfect starter home for any family looking to own a home without condominium fees, and to build equity.

Built in 1930

### Essential Information

MLS® # E4442596

Price \$209,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 761                    |
| Acres          | 0.00                   |
| Year Built     | 1930                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 12160 93 Street |
| Area        | Edmonton        |
| Subdivision | Alberta Avenue  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5G 1E8         |

### Amenities

|           |  |
|-----------|--|
| Amenities | Deck, No Animal Home, No Smoking Home, Vinyl Windows |
| Parking   | Double Garage Detached, Over Sized                   |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Partially Finished                    |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Back Lane, Corner Lot, Flat Site, Paved Lane, Schools, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

Date Listed June 16th, 2025

Days on Market 1

Zoning Zone 05

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Listing information last updated on June 16th, 2025 at 10:47pm MDT