

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

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

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 June 17th, 2025 at 3:32am MDT