# \$399,000 - 12023 93 Street, Edmonton

MLS® #E4433982

## \$399,000

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 SEPERATE 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!

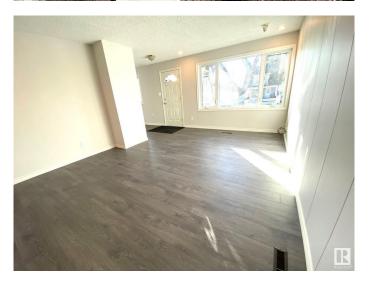
Built in 1965

## **Essential Information**

MLS® # E4433982 Price \$399,000







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, Washer, Refrigerators-Two, 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 May 2nd, 2025

Days on Market

Zoning

Zone 05

5

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Listing information last updated on May 7th, 2025 at 8:47am MDT