

## \$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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