

## **\$274,900 - 10713 93 Street, Edmonton**

MLS® #E4441162

### **\$274,900**

6 Bedroom, 3.00 Bathroom, 1,572 sqft

Single Family on 0.00 Acres

McCauley, Edmonton, AB

It's all about location! This downtown home has 3 separate living spaces on each floor w/it's own kitchen & bathroom. Just blocks from downtown, Ice Dist, LRT & transit, Royal Alex hosp, Kingsway Mall, the Stadium & rec ctr/pool. Tons of restaurants, entertainment, schools & colleges, shops & services nearby. Main flr liv space has 1bdrm, 2nd flr liv space has 2bdrms, basement liv space has 3bdrms. Each has it's own outdoor access, kitchen & full bath. Laundry is only on main floor. Upgrades include 2 bathroom updates (tile showers) & newer eng. hardwood & tile flooring. Barn door garage out back used as storage shed. Top floor has a balcony. Could be great for a multi family use as well. **DON'T MISS OUT** on this downtown opportunity!

Built in 1915

### **Essential Information**

MLS® #	E4441162
Price	\$274,900
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,572
Acres	0.00
Year Built	1915



Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	10713 93 Street
Area	Edmonton
Subdivision	Mccauley
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 1Y2

### Amenities

Amenities	Deck
Parking	Double Garage Detached

### Interior

Appliances	Hood Fan, Refrigerator, Stov
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Golf Nearby, No Back Lane, No Through Road, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Cedar Shakes
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 7th, 2025
Days on Market	58
Zoning	Zone 13



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