# \$189,900 - 12027 93 Street, Edmonton

MLS® #E4448636

#### \$189,900

3 Bedroom, 1.00 Bathroom, 677 sqft Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

This ideally situated RF3 zoned property offers exceptional redevelopment potential in one of the city's most desirable infill areas. The current home features two main-floor bedrooms plus a spacious loft that can serve as a third bedroom or flex space. Whether you're looking to rent while planning your build or hold for future development, this property provides flexibility and value. Additional highlights include a single detached garage and a fully fenced yard. A rare find with both immediate utility and long-term upsideâ€"don't miss your chance to invest in a thriving neighbourhood.



#### **Essential Information**

MLS® # E4448636 Price \$189,900

Lease Rate \$10 Bedrooms 3

Bathrooms 1.00

Full Baths 1

Square Footage 677 Acres 0.00

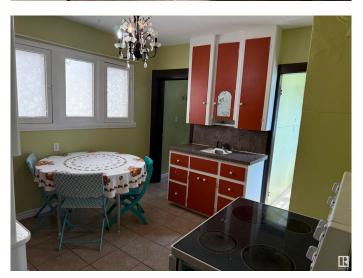
Year Built 1910

Type Single Family

Sub-Type Detached Single Family







Style 1 and Half Storey

Status Active

## **Community Information**

Address 12027 93 Street

Area Edmonton

Subdivision Alberta Avenue

City Edmonton
County ALBERTA

Province AB

Postal Code T5G 1E7

#### **Amenities**

Amenities Detectors Smoke

Parking Spaces 2

Parking Single Garage Detached

#### Interior

Appliances Dryer, Refrigerator, Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Partial, Partially Finished

#### **Exterior**

Exterior Wood

Exterior Features Back Lane, Fenced, Flat Site, Landscaped, Level Land, Playground

Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood Foundation Block

#### **School Information**

Elementary DELTON SCHOOL

Middle SPRUCE AVENUE SCHOOL

High VICTORIA SCHOOL

### **Additional Information**

Date Listed July 18th, 2025

Days on Market 106

## Zoning Zone 05

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