

## \$299,900 - 11933 93 Street, Edmonton

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MLS® #E4458518

**\$299,900**

3 Bedroom, 3.00 Bathroom, 765 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Extensively upgraded and move-in ready, with over 1800 square feet of living space, this home offers standout value with a fully finished IN-LAW SUITE in the basement WITH SEPARATE ENTRANCE, soundproofed with Roxul insulation, fire-rated drywall, and egress windows. Over \$120,000 invested since 2020, including: NEW ROOF on house and garage, FULL 200 AMP ELECTRICAL UPGRADE with wiring throughout, on-demand boiler for radiant heat and endless hot water, ALL NEW PEX and ABS plumbing, sump pump and pit, and a backflow valve. Basement was damp-proofed before finishing for added peace of mind. Interior upgrades include vinyl plank flooring, LED lighting throughout, keyless entry, and fresh 2025 carpet with underlay. This is a mechanically solid, extensively updated home that offers flexibility, privacy, and long-term confidence. Perfect for multigenerational living or families who want space that works for today and tomorrow. Located close to many amenities, close to NAIT, Only 10 minutes to downtown!



Built in 1912

### Essential Information

MLS® # E4458518

Price \$299,900

|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 765                    |
| Acres          | 0.00                   |
| Year Built     | 1912                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 11933 93 Street |
| Area        | Edmonton        |
| Subdivision | Alberta Avenue  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5G 1E6         |

### **Amenities**

|                |                                                                                   |
|----------------|-----------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Detectors Smoke, Hot Water Tankless, R.V. Storage, See Remarks |
| Parking Spaces | 4                                                                                 |
| Parking        | Over Sized, Single Garage Detached                                                |

### **Interior**

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                        |
| Appliances        | Dryer, Garage Control, Garage Opener, Hood Fan, Washer, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating           | Baseboard, Hot Water, Natural Gas                                                                       |
| Stories           | 3                                                                                                       |
| Has Suite         | Yes                                                                                                     |
| Has Basement      | Yes                                                                                                     |
| Basement          | Full, Finished                                                                                          |

### **Exterior**

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                  |
| Exterior Features | Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping |

|              |                  |
|--------------|------------------|
|              | Nearby           |
| Roof         | Asphalt Shingles |
| Construction | Wood, Stucco     |
| Foundation   | See Remarks      |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 35                   |
| Zoning         | Zone 05              |

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Listing information last updated on October 24th, 2025 at 5:17pm MDT