

## **\$195,000 - 11345 93 Street, Edmonton**

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MLS® #E4455527

**\$195,000**

2 Bedroom, 2.00 Bathroom, 722 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Perfect corner lot for 1/2 duplex to be developed. House offers 2 bedrooms on the main floor as well as full bath, kitchen, and spacious living room. Upstairs offers a great space for a studio. Basement is by separate entrance, to a Mother in law suite, (not legal suite), featuring it's own 3 piece bath, kitchen, bedroom and living room. Nice crab apple tree in the back yard, lots of extra parking in this secure yard. Single car garage as well.

Built in 1945

### **Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | E4455527               |
| Price          | \$195,000              |
| Lease Rate     | \$10                   |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 722                    |
| Acres          | 0.00                   |
| Year Built     | 1945                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### **Community Information**



|             |                 |
|-------------|-----------------|
| Address     | 11345 93 Street |
| Area        | Edmonton        |
| Subdivision | Alberta Avenue  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5G 1C3         |

### **Amenities**

|           |                |
|-----------|----------------|
| Amenities | No Animal Home |
| Parking   | RV Parking     |

### **Interior**

|              |                              |
|--------------|------------------------------|
| Appliances   | Refrigerator, Stove-Electric |
| Heating      | Forced Air-1, Natural Gas    |
| Stories      | 3                            |
| Has Basement | Yes                          |
| Basement     | Full, Finished               |

### **Exterior**

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior          | Wood, Stucco                          |
| Exterior Features | Back Lane, Fenced, Fruit Trees/Shrubs |
| Roof              | Asphalt Shingles                      |
| Construction      | Wood, Stucco                          |
| Foundation        | Concrete Perimeter                    |

### **School Information**

|            |                   |
|------------|-------------------|
| Elementary | Norwood School    |
| Middle     | Spruce Ave School |
| High       | Eastglen          |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 31st, 2025 |
| Days on Market | 82                |
| Zoning         | Zone 05           |

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Listing information last updated on November 21st, 2025 at 8:33am MST