

## \$744,900 - 11936 93 Street, Edmonton

MLS® #E4428190

**\$744,900**

7 Bedroom, 6.00 Bathroom, 2,406 sqft  
Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

Seize this opportunity to own a 2016-built Front/Back Duplex and enjoy full ownership. Live in one unit while renting the other or rent both for maximum income. Ideally located near downtown, NAIT, Royal Alexandra Hospital, Kingsway Mall, LRT Station, the local community center, and more. Each unit is approximately 1200 sqft and features two entrances and separate utility meters for rental ease. Lots of windows to brighten these units. The front unit, which is currently rented for \$1795 per month, offers 3 bedrooms, 2.5 bathrooms, and an unfinished basement for future expansion. The Back unit, which has been rented for \$2200 monthly, boasts 4 bedrooms, 3.5 bathrooms, newly installed LVP upstairs, and a fully finished basement with a bedroom, den, and 3-pc bath. Both kitchens feature quartz countertops, stainless steel appliances, and ample cabinetry. A spacious rear parking pad fits up to 4 vehicles. Act now don't miss this opportunity!

Built in 2016

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4428190  |
| Price     | \$744,900 |
| Bedrooms  | 7         |
| Bathrooms | 6.00      |



|                |                       |
|----------------|-----------------------|
| Full Baths     | 5                     |
| Half Baths     | 2                     |
| Square Footage | 2,406                 |
| Acres          | 0.00                  |
| Year Built     | 2016                  |
| Type           | Single Family         |
| Sub-Type       | Duplex Front and Back |
| Style          | 2 Storey              |
| Status         | Active                |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 11936 93 Street |
| Area        | Edmonton        |
| Subdivision | Alberta Avenue  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5G 1E5         |

### **Amenities**

|                |                          |
|----------------|--------------------------|
| Amenities      | See Remarks              |
| Parking Spaces | 4                        |
| Parking        | Parking Pad Cement/Paved |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, See Remarks   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Back Lane, Flat Site, Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

## Additional Information

Date Listed March 29th, 2025

Days on Market 11

Zoning Zone 05

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Listing information last updated on April 9th, 2025 at 8:47pm MDT