

## \$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 13

Zoning Zone 05

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