

## \$299,900 - 10713 93 Street, Edmonton

MLS® #E4441162

**\$299,900**

6 Bedroom, 3.00 Bathroom, 1,572 sqft

Single Family on 0.00 Acres

Mccauley, Edmonton, AB

It's all about location! This downtown home has 3 separate suites, one on each floor.. REVENUE GENERATOR or multi family home. Just blocks from downtown, Ice Dist, LRT & transit, Royal Alex hosp, Kingsway Mall, the Stadium & rec ctr/pool. Tons of restaurants, entertainment, schools & colleges, shops & services nearby. 5/6 rooms are rented out, some tenants for decades!. Main flr suite has 1bdm, 2nd flr suite has 2bdm, basement suite has 3bdm. Each has it's own outdoor access, kitchen & full bath. Shared laundry on main floor. Upgrades include 2 bathroom updates (tile showers) & new flooring. Sturdy double garage out back used as storage. Top floor has a balcony. This home pays for itself & more, and is a great revenue generating investment property. Could be great for a multi family use as well. DON'T MISS OUT on this downtown opportunity!

Built in 1915

### Essential Information

MLS® #	E4441162
Price	\$299,900
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,572



Acres	0.00
Year Built	1915
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	10713 93 Street
Area	Edmonton
Subdivision	Mccauley
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 1Y2

### **Amenities**

Amenities	Deck
Parking	Double Garage Detached

### **Interior**

Appliances	Hood Fan, Refrigerator, Stove-Electric, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Golf Nearby, No Back Lane, No Through Road, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Cedar Shakes
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 7th, 2025
Days on Market	5

## Zoning

## Zone 13

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Listing information last updated on June 12th, 2025 at 3:18pm MDT