

## \$225,000 - 11528 93 Street, Edmonton

MLS® #E4433674

**\$225,000**

2 Bedroom, 2.00 Bathroom, 947 sqft

Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

First time home buyer looking to get in the market? Charming & full of character, this 2 bedroom, 2 bathroom home sits on a beautiful tree-lined street in a walkable neighborhood close to restaurants, shops, schools, and playgrounds. The bright and welcoming kitchen features stainless steel appliances, white cabinetry, open shelving, and clear sight lines to both the dining and living rooms—ideal for entertaining or keeping an eye on family activities. Large, bright windows throughout the home create a warm, inviting atmosphere. Step outside to enjoy a west-facing backyard with a sunny deck, perfect for relaxing or hosting guests. The yard is fully fenced, making it ideal for pets or children, and there's a single car garage for added convenience. The basement is partially finished and includes a laundry area and a second full bathroom, offering plenty of storage. A perfect blend of charm, location, and function—this is a must-see for anyone seeking comfort and character in the heart of the city.

Built in 1930

### Essential Information

MLS® # E4433674

Price \$225,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	947
Acres	0.00
Year Built	1930
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	11528 93 Street
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 1C7

### Amenities

Amenities	Deck, See Remarks
Parking	Single Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Freezer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            May 1st, 2025  
Days on Market      12  
Zoning                Zone 05

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