

# \$199,900 - 12027 93 Street, Edmonton

MLS® #E4448636

**\$199,900**

3 Bedroom, 1.00 Bathroom, 677 sqft  
Single Family on 0.00 Acres

Alberta Avenue, Edmonton, AB

This ideally situated RF3 zoned property offers exceptional redevelopment potential in one of the city’s most desirable infill areas. The current home features two main-floor bedrooms plus a spacious loft that can serve as a third bedroom or flex space. Whether you’re looking to rent while planning your build or hold for future development, this property provides flexibility and value. Additional highlights include a single detached garage and a fully fenced yard. A rare find with both immediate utility and long-term upside—don’t miss your chance to invest in a thriving neighbourhood.

Built in 1910

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4448636               |
| Price          | \$199,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 677                    |
| Acres          | 0.00                   |
| Year Built     | 1910                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 12027 93 Street |
| Area        | Edmonton        |
| Subdivision | Alberta Avenue  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5G 1E7         |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Detectors Smoke        |
| Parking Spaces | 2                      |
| Parking        | Single Garage Detached |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Partial, Partially Finished                 |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood  |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood  |
| Foundation        | Block   |

### School Information

|            |                      |
|------------|----------------------|
| Elementary | DELTON SCHOOL        |
| Middle     | SPRUCE AVENUE SCHOOL |
| High       | VICTORIA SCHOOL      |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 1               |
| Zoning         | Zone 05         |

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Listing information last updated on July 18th, 2025 at 11:17pm MDT