

## \$274,900 - 10713 93 Street, Edmonton

MLS® #E4441162

**\$274,900**

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 living spaces on each floor w/it's own kitchen & bathroom. 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. Main flr liv space has 1bdm, 2nd flr liv space has 2bdrms, basement liv space has 3bdrms. Each has it's own outdoor access, kitchen & full bath. Laundry is only on main floor. Upgrades include 2 bathroom updates (tile showers) & newer eng. hardwood & tile flooring. Barn door garage out back used as storage shed. Top floor has a balcony. 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          | \$274,900 |
| 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, Stov |
| 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 | 43             |
| Zoning         | Zone 13        |



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Listing information last updated on July 19th, 2025 at 11:47pm MDT