

# \$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
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### 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 19th, 2025 at 1:02pm MDT