

## \$269,900 - 10803 93 Street, Edmonton

MLS® #E4420381

**\$269,900**

3 Bedroom, 1.00 Bathroom, 903 sqft

Single Family on 0.00 Acres

McCauley, Edmonton, AB

**CORNER LOT MUST BE SEEN!!** Modern Character Cape Cod home! THOUSANDS SPENT over the years on upgrades! This AMAZING charming and well maintained SPACIOUS 1.5 STOREY in the wonderful neighborhood of McCauley in North Edmonton. Kitty corner to a beautiful Church! Two blocks from the famous Spinelli's Italian Supermarket & McCauley Park! And the warm SUN shining all day long! Main floor features 9-foot ceilings, spacious kitchen with all appliances, a spacious 4-piece bathroom, 2 bedrooms on the main and a huge 3rd bedroom or flex room upstairs. Extra loft space for tons of storage! Full unspoiled basement. Detached garage. Upgrades include new H2O tank. Hardy board siding W/ Styrofoam insulation. Some new windows, flooring & paint. All Situated on a generously sized, fully fenced, and landscaped 33â€™™ x 73â€™™ lot, this home is perfect for first-time buyers or investors. AMENITIES, SCHOOLS, MAJOR BUS ROUTES, LRT LINE, GROCERY STORES & RESTAURANTS, MEDICAL SERVICES. MINUTES FROM DOWN TOWN! BRING OFFERS!

Built in 1912

### Essential Information

MLS® #

E4420381



|                |                        |
|----------------|------------------------|
| Price          | \$269,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 903                    |
| Acres          | 0.00                   |
| Year Built     | 1912                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 10803 93 Street |
| Area        | Edmonton        |
| Subdivision | Mccauley        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5H 1Y7         |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | On Street Parking, Ceiling 9 ft., Front Porch, Hot Water Natural Gas, No Animal Home, No Smoking Home |
| Parking Spaces | 3   |
| Parking        | Over Sized, Single Garage Attached  |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Unfinished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Hardie Board Siding   |
| Exterior Features | Back Lane, Corner Lot, Fenced, Flat Site, Landscaped, Paved Lane, Playground Nearby, Private Setting, Public Transportation, Schools, |

Shopping Nearby

Roof Asphalt Shingles  
Construction Wood, Hardie Board Siding  
Foundation Concrete Perimeter

**Additional Information**

Date Listed February 4th, 2025  
Days on Market 37  
Zoning Zone 13

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Listing information last updated on March 13th, 2025 at 2:18pm MDT