

## \$459,900 - 12223 93 Street, Edmonton

MLS® #E4437789

**\$459,900**

4 Bedroom, 3.50 Bathroom, 2,095 sqft

Single Family on 0.00 Acres

Delton, Edmonton, AB

This spacious 2,095 Sq Ft custom build 2 storey house offers a total of 4 bedrooms, 3 1/2 bathrooms, a finished basement and a detached single garage. The main floor features a large kitchen with lots of cabinets and stainless steel appliances, a living room with vaulted ceiling and a wood burning fireplace, a formal dining room, a family room with patio doors to a covered balcony and 1 1/2 bathroom. On the upper floor there are 3 bedrooms and 2 baths. The large master bedroom has a walking closet and a 3 pieces ensuite. The basement is finished with a rumpus room, a bedroom, a full bathroom, laundry room and storage room. The fully fenced backyard, the vegetable garden and the single garage complete this great property. This house has an incredible potential and an amazing location: close to schools and transportation, a few minutes away from downtown and Yellowhead Trail and close to NAIT, Northgate and North Town shopping malls.

Built in 1983

### Essential Information

MLS® # E4437789

Price \$459,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,095                  |
| Acres          | 0.00                   |
| Year Built     | 1983                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 12223 93 Street |
| Area        | Edmonton        |
| Subdivision | Delton          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5G 1G2         |

### Amenities

|           |   |
|-----------|---|
| Amenities | Detectors Smoke, Hot Wtr Tank-Energy Star, No Smoking Home, Vaulted Ceiling |
| Parking   | Single Garage Detached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Corner, Glass Door, Mantel  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |   |
|-------------------|---|
| Exterior Features | Back Lane, Fenced, Flat Site, Public Transportation, Schools, Shopping Nearby, Vegetable Garden |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 21st, 2025 |
| Days on Market | 34             |
| Zoning         | Zone 05        |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 24th, 2025 at 1:47am MDT