

## \$149,900 - 10730 93 Street, Edmonton

MLS® #E4436120

**\$149,900**

1 Bedroom, 1.00 Bathroom, 764 sqft

Single Family on 0.00 Acres

McCauley, Edmonton, AB

Investor Alert! Situated on a huge lot with mature trees and a single detached garage, this property is perfect for those looking to renovate or redevelop. Whether you're an investor, flipper, or first-time buyer looking to build sweat equity, this is a rare opportunity in a rapidly evolving neighbourhood. Located just steps from Commonwealth Rec Centre, schools, shopping, and public transit, and only minutes to the ICE District, downtown, and Rogers Place. With redevelopment happening all around, McCauley is a vibrant and growing community with loads of upside. Don't miss your chance to get into this up-and-coming area at an affordable price! SOME PHOTOS ARE VIRTUALLY STAGED. HOME IS SOLD AS-IS. WORK IS REQUIRED TO MAKE THIS HOME HABITABLE. NO WORKING FURNACE

Built in 1914

### Essential Information

MLS® #	E4436120
Price	\$149,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	764
Acres	0.00



Year Built	1914
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	10730 93 Street
Area	Edmonton
Subdivision	Mccauley
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 1Y3

### **Amenities**

Amenities	See Remarks
Parking Spaces	1
Parking	Single Garage Detached

### **Interior**

Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Norwood School
Middle	Spruce Avenue School

High Victoria School

### **Additional Information**

Date Listed May 13th, 2025

Days on Market 86

Zoning Zone 13

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