



## 11605 93 Street Edmonton AB

\$339,000

11605 93 ST NW, EDMONTON, AB. BILEVEL ABOUT 1080 FT<sup>2</sup> ON MAIN FLOOR + FINISHED BASEMENT SUITE WITH SEPARATED ENTRY FROM THE SIDE DOOR. MAIN FLOOR HAS BEEN RENOVATED WITH NEW FLOORING, PAINT, BASEBOARD, BATHROOM, LIGHT FIXTURES. MAIN FLOOR HAS LIVING ROOM, DINING ROOM, KITCHEN, FULL BATH, 3 BEDROOMS, MASTER BEDROOM HAS HALF BATH ENSUITE. BASEMENT IS A LEGAL SUITE WHICH HAS FAMILY ROOM, KITCHEN, BEDROOM, FULL BATH, FURNACE ROOM. LAUNDRY ROOM IS AT THE COMMON AREA IN THE BASEMENT. BASEMENT HAS A LONG TERM TENANT WHO HAS BEEN RENTING FOR ABOUT 4 YEARS FOR \$900.00/M INCLUDING ALL UTILITIES & IS WILLING TO STAY, IF POSSIBLE.

Listing Presented By:



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