



## 12904 93 Street Edmonton AB

\$300,000

TONS OF POTENTIAL! A great opportunity for a holding property, rental, or redevelopment. Situated on a HUGE 57x120 lot & comes with an ADDITIONAL consolidated utility lot (additional 20 ft in width). Ideally situated within walking distance to 3 schools, 8 min to Nait, 12 min to MacEwan & easy access to all amenities & transportation routes such as 97 St & the Yellowhead. This 1057 sq.ft bungalow has solid bones & features a # of updates over the years including the hot water tank, windows, kitchen, electrical on the main floor & features an oversized 20x24 double detached garage with a WEST facing backyard. The main floor includes a bright living room that flows nicely into the kitchen & dining space with access to your spacious deck and fenced & landscaped backyard with convenient rear lane access. Down the hall is 2 bedrooms (can be converted to 3) & a 4pc bath. The unfinished basement with separate entrance is perfect for a legal suite without the hassle of tearing out the finished basement.

Listing Presented By:



Originally Listed by:  
Century 21 Masters

saratrenn@gmail.com



**RE/MAX Real Estate**

129 Mountain Ash Drive,  
Wetaskiwin, AB,

Phone: 780-361-9215  
rsplant@telus.net