



## 15208 93 Street Edmonton AB

\$445,000

Perfect for first-time homebuyers, investors, or anyone interested in generational living, this updated Evansdale property offers flexibility and financial benefits. The main floor features 3 spacious bedrooms and 1 bathroom, while a LEGAL, fully permitted 2-bedroom suite downstairs includes 2 full bathrooms, providing excellent opportunities for rental income or extended family accommodation. Enjoy the large West-facing backyard, ideal for relaxation or entertaining, complemented by a single attached garage and additional parking on a paved driveway. Located conveniently for easy access to schools, parks, and major routes like the Anthony Henday and Yellowhead, this home is in a prime neighbourhood. Substantial recent upgrades include a new roof, updated furnaces, and a hot water tank, plus a comprehensive interior renovation completed in 2019. Designed to be move-in ready and a smart investment, this property offers multiple living configurations and potential income streams.

Listing Presented By:



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