

# \$375,000 - 13515 93 Street, Edmonton

MLS® #E4415996

**\$375,000**

3 Bedroom, 2.00 Bathroom, 946 sqft  
Single Family on 0.00 Acres

Glengarry, Edmonton, AB

Located in the desirable, family friendly community of Glengarry. Opportunities galore, this immaculate (no carpet) home is awaiting new owners. Solid & well maintained. Main floor: huge Living room; Kitchen: abundance of refinished cabinets; Dining has pantry cupboard; Spacious walk-in storage/coat closet; Primary & Bedroom 2 have big closets (mirrored doors); 4-piece bath. Stairs to back entrance (boot cubby)/staircase to Lower level. Spacious Family room (wet-bar/possible kitchenette); 3rd Bedroom; 3-piece Bath; Laundry/Utility with cold room. Big windows throughout. Updates over the years: vinyl windows, shingles, furnace, flooring, bathrooms (toilets 2024). Large fenced & landscaped yard & garden. Two Garages: double & single with easy access to both from alley. Refresh this home & invest in its future. Mere steps to Shopping, Northgate Transit Centre, Schools, Oâ€™Leary Fitness & Leisure Centre. Great access to Downtown via 82 & 97 ST corridors. Make it home. Interior pictures Virtually Staged.

Built in 1962

## Essential Information

MLS® # E4415996  
Price \$375,000



Main Floor Exterior Area 87.90 m<sup>2</sup>  
Interior Area 82.23 m<sup>2</sup>



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	946
Acres	0.00
Year Built	1962
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	13515 93 Street
Area	Edmonton
Subdivision	Glengarry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 3T7

### **Amenities**

Amenities	Patio, Vinyl Windows
Parking Spaces	6
Parking	Double Garage Detached, Single Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Stove-Electric, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Fenced, Flat Site, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	ST Matthew 1.2KM
Middle	Killarney .8KM
High	Queen Elizabeth .9KM

### **Additional Information**

Date Listed	December 13th, 2024
Days on Market	113
Zoning	Zone 02

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