

# \$460,000 - 15220 93 Street, Edmonton

MLS® #A2211014

**\$460,000**

3 Bedroom, 1.00 Bathroom, 1,029 sqft  
Residential on 0.14 Acres

Evansdale, Edmonton, Alberta

Welcome to this beautifully maintained 4-bedroom, 2-bathroom home with an approx 1,900 sq ft of developed living space, situated on a huge 5,998 sq ft lot. With a full stucco exterior, this property boasts curb appeal and durability. Step inside to find gleaming hardwood floors throughout the main level, upgraded vinyl windows for energy efficiency, and a stunning modern kitchen featuring newer cabinets, quartz countertops, and stainless steel appliances. The upgraded main bathroom adds to the home's contemporary feel, while the shingles are just 3 years old—offering peace of mind for years to come.

The fully finished basement - illegal suite features a separate entrance, with tenants ready to continue. It includes a cozy family room with a wood-burning fireplace, an additional bedroom, a full bathroom, a second fully equipped kitchen, a large laundry/utility area, and a dedicated storage room. An upgraded furnace enhances the home's overall efficiency and comfort.

Outside, enjoy a west-facing backyard oasis with a lush vegetable garden and a variety of fruit trees and shrubs, including a Honeycrisp apple tree, sour cherry tree, red and black currants, and gooseberry bushes. A large garden shed provides storage for all your tools and equipment. The property also features RV parking and a double insulated detached garage with upgraded overhead doors—perfect for hobbyists or extra vehicle



space.

This move-in-ready gem offers incredible value, comfort, and flexibility for families, investors, or multi-generational living. Don't miss your chance to call this beautiful property home—book your showing today and make your move!

Built in 1971

### Essential Information

MLS® #	A2211014
Price	\$460,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,029
Acres	0.14
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	15220 93 Street
Subdivision	Evansdale
City	Edmonton
County	Edmonton
Province	Alberta
Postal Code	T5E 3V3

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, No Animal Home, Quartz Counters, Separate Entrance
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Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Central
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Concrete, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 11th, 2025
Days on Market	10
Zoning	RS

### **Listing Details**

Listing Office	Comox Realty
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