

Courtesy Of David Lam Of Exp Realty

\$399,900 - 8702 92a Avenue, Edmonton

MLS® #E4444495

\$399,900

2 Bedroom, 1.00 Bathroom, 1,139 sqft

Single Family on 0.00 Acres

Strathearn, Edmonton, AB

Discover the storybook home you've been dreaming of in a charming neighborhood surrounded by mature trees. Perfect as a cozy residence, an AirBNB opportunity, or a smart investment. Investors can buy and hold, renting it out while planning for future redevelopment. The corner lot offers design flexibilityâ€”potential to build up to a 5-plex. A welcoming front porch shaded by a large tree sets the tone for peaceful summer days. Inside, a warm wood-burning brick fireplace, wood floors, and classic white wainscoting create timeless charm. The updated eat-in kitchen provides plenty of cabinet space, while the main bath features a large shower and standalone tub. Upstairs, youâ€™ll find two spacious bedrooms. The partially finished basement offers great storage or a cool flex space. Enjoy outdoor living on the large back deck. Major upgrades in 2019 include siding, shingles, carpet, and paint. 100-amp electrical service. Steps to LRT, U of A, river valley, Folk Fest grounds, and more!

Built in 1915

Essential Information

MLS® # E4444495

Price \$399,900

Bedrooms 2



| | |
|----------------|------------------------|
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 1,139 |
| Acres | 0.00 |
| Year Built | 1915 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 8702 92a Avenue |
| Area | Edmonton |
| Subdivision | Strathearn |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6C 1S6 |

Amenities

| | |
|-----------|------------------------|
| Amenities | Deck, See Remarks |
| Parking | Single Garage Detached |

Interior

| | |
|--------------|--|
| Appliances | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Mantel |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood |
| Exterior Features | Corner Lot, Fenced, Flat Site, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood |

Foundation Concrete Perimeter

Additional Information

Date Listed June 26th, 2025

Days on Market 53

Zoning Zone 18

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