

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                10  
Zoning                              Zone 18

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