# \$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 wainscotting 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, you'II 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!



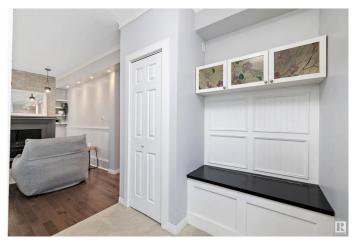
## **Essential Information**

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 9

Zoning Zone 18

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Listing information last updated on July 4th, 2025 at 11:02pm MDT