\$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!



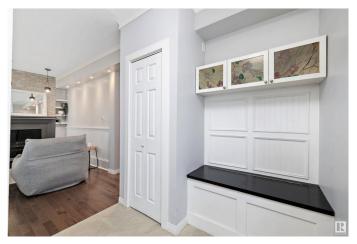
Essential Information

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 27

Zoning Zone 18

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 23rd, 2025 at 10:47am MDT