

## \$349,900 - 10734 92 Street, Edmonton

MLS® #E4456157

**\$349,900**

9 Bedroom, 2.00 Bathroom, 2,331 sqft

Single Family on 0.00 Acres

Mccauley, Edmonton, AB

INVESTMENT OPPORTUNITY 10 bedroom home downtown! 2.5story home featuring 2 shared living spaces with kitchen & bathroom, and a separate living space on the top floor. 10 bedrooms in all: 4bdrms on main flr, 5bdrms on 2nd flr, and 1bdm on 3rd floor. Each floor has exterior door exit to deck/stairs facing residential and street view. Basement contains laundry & utilities, plus rooms used for storage. 8ft tall fenced back yard with vehicle gate access, and iron gate & fence on front yard. \*comes with face recognition security system, fire alarm system, and other updates like newer furnace & ongoing updates/renos throughout\* \*owner has a licence\* Just blocks from downtown, Ice Dist, LRT & transit, Colleges, Royal Alex hosp, Kingsway Mall, the Stadium & rec ctr/pool. Tons of restaurants & Entertainment, schools, shops & services nearby. DON'T MISS OUT on this investment opportunity!

Built in 1928

### Essential Information

MLS® #	E4456157
Price	\$349,900
Bedrooms	9
Bathrooms	2.00
Full Baths	2



Square Footage	2,331
Acres	0.00
Year Built	1928
Type	Single Family
Sub-Type	Detached Single Family
Style	2 and Half Storey
Status	Active

### Community Information

Address	10734 92 Street
Area	Edmonton
Subdivision	Mccauley
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 1V4

### Amenities

Amenities	Deck, Front Porch, Vinyl Windows
Parking	2 Outdoor Stalls, Double Indoor

### Interior

Appliances	Alarm/Security System, Dryer, Furniture Included, Microwave Hood Fan, Washer, Window Coverings, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Concrete, Vinyl
Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Concrete, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	September 4th, 2025
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Days on Market 4

Zoning Zone 13

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Listing information last updated on September 8th, 2025 at 8:47am MDT