

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 12

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 8th, 2025 at 5:47pm MDT