

## \$455,000 - 9239 92 Street, Edmonton

MLS® #E4461668

**\$455,000**

3 Bedroom, 2.00 Bathroom, 742 sqft

Single Family on 0.00 Acres

Bonnie Doon, Edmonton, AB

Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional information. Charming bungalow in the heart of Bonnie Doon! Main floor features cove ceilings, plaster arches and hardwood floors. Upstairs offers a spacious primary bedroom, second bedroom, and a renovated bath. The finished basement is ideal for in-laws or shared living, with a separate entrance, 2nd kitchen, bedroom, full bath, and shared laundry. Recent upgrades include vinyl siding, eavestroughs, downspouts, fence and gates, front deck and railings, HWT, newer shingles (house & carport), soundproofing between floors and engineered wood floors in basement. The private fully fenced backyard features paving stones, built-in planters and flower beds, fireplace, perfect for summer evenings. The carport has two separate powered storage units with powered stalls and sensor lighting. Well maintained, pet-free and smoke-free. All this, just steps from parks, caf  s, schools, Bonnie Doon Mall, Whyte Ave, River Valley, and New LRT

Built in 1952

### Essential Information

MLS® # E4461668

Price \$455,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 742                    |
| Acres          | 0.00                   |
| Year Built     | 1952                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9239 92 Street |
| Area        | Edmonton       |
| Subdivision | Bonnie Doon    |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 3R4        |

### Amenities

|                |                                                                                         |
|----------------|-----------------------------------------------------------------------------------------|
| Amenities      | Fire Pit, Guest Suite, No Animal Home, No Smoking Home, Parking-Plug-Ins, Vinyl Windows |
| Parking Spaces | 2                                                                                       |
| Parking        | Double Carport                                                                          |

### Interior

|              |                           |
|--------------|---------------------------|
| Appliances   | See Remarks               |
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 2                         |
| Has Basement | Yes                       |
| Basement     | Full, Finished            |

### Exterior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                       |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                  |
| Construction      | Wood, Vinyl                                                                                       |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      October 9th, 2025

Days on Market                10

Zoning                            Zone 18

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