

## **\$499,000 - 9241 92 Street, Edmonton**

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MLS® #E4430737

**\$499,000**

3 Bedroom, 2.00 Bathroom, 902 sqft

Single Family on 0.00 Acres

Bonnie Doon, Edmonton, AB

Raised bungalow that oozes character and income potential in beautiful Bonnie Doon! From the moment you walk in, youâ€™ll feel the charm and warmth of original hardwood floors, wood trims, coved ceilings, and archways! Large entry way that leads into a spacious living room with a vintage fireplace (just decorative). Family sized kitchen with plenty of cabinet and counter space. Two good sized bedrooms, each with its own walk-in closet, an upgraded 4-piece bathroom, and a storage closet complete the freshly-painted main level. The PERMITTED BASEMENT SECONDARY SUITE features a large living room, a fully-equipped kitchen with a storage space, one bedroom, 4-piece bathroom, and a big shared laundry room. Convenient front-drive garage. Fenced backyard w RV parking. RF3 zoned 50 X 112 ft lot that adds further investment potential. Roof replaced in last ten years. Big windows throughout that let in a ton of daylight, and have been replaced as needed over the years. Excellent revenue or mortgage help property!

Built in 1948

### **Essential Information**

MLS® # E4430737

Price \$499,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	902
Acres	0.00
Year Built	1948
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	9241 92 Street
Area	Edmonton
Subdivision	Bonnie Doon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 3R4

### **Amenities**

Amenities	On Street Parking, Carbon Monoxide Detectors
Parking	Front Drive Access, Over Sized, RV Parking, Single Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 14th, 2025

Days on Market                21

Zoning                            Zone 18

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