

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

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, you'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                20

Zoning                            Zone 18

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