

## \$219,500 - 10862 92 Street, Edmonton

MLS® #E4441235

**\$219,500**

4 Bedroom, 2.00 Bathroom, 1,959 sqft

Single Family on 0.00 Acres

Mccauley, Edmonton, AB

Fantastic opportunity in this 2 storey 1961 sq ft home. Up and coming area with new development all around. From front porch entrance you'll find a private suite with two bedrooms, and three-piece bath, living room with large bay window, large open kitchen on main floor. Private second floor side entrance to 950sq ft suite, with bay window, 2 bedrooms, a 3 pc bath plus walkout balcony. Newer roads, sidewalks & street lighting. Permitted suites. Also summer kitchen in bsmt. Great potential for large family or investment . Fully painted, so good start on to needed renos, including new heating system. Front access drive for two cars. Walking distance to Commonwealth Stadium w/Rec Centre, Short walk to Giovanni Caboto Park at the heart of little Italy with its famous Italian Centre Shop, Boys and Girls Club. Close to Downtown, Edmonton's wonderful River Valley with extensive trails, LRT train station and transportation.

Built in 1911

### Essential Information

MLS® #	E4441235
Price	\$219,500
Bedrooms	4
Bathrooms	2.00



Full Baths	2
Square Footage	1,959
Acres	0.00
Year Built	1911
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	10862 92 Street
Area	Edmonton
Subdivision	Mccauley
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 1V8

### Amenities

Amenities	Front Porch
Parking Spaces	2
Parking	Tandem, See Remarks

### Interior

Appliances	Hood Fan
Heating	See Remarks
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Partial, Partially Finished

### Exterior

Exterior	Wood, See Remarks
Exterior Features	Fenced, Level Land, No Back Lane, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, See Remarks
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 8th, 2025
Days on Market	29
Zoning	Zone 13



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