

## \$189,900 - 12209 92 Street, Edmonton

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MLS® #E4424945

**\$189,900**

3 Bedroom, 1.00 Bathroom, 947 sqft

Single Family on 0.00 Acres

Delton, Edmonton, AB

Unlock the potential of this charming semi-bungalow, an opportunity to create the lifestyle youâ€™ve always envisioned. With 3 spacious bedrooms, main-floor laundry, a cozy kitchen, and a welcoming living room, itâ€™s the ideal foundation for your dream home. The untouched basement offers endless possibilitiesâ€”whether itâ€™s an entertainment room, personal gym, or family retreat, the choice is yours. Outside, the fenced backyard is shaded by mature trees, perfect for gatherings, playtime, or quiet moments outdoors. For those with grander plans, this prime lot offers the chance to rebuild and design the custom home youâ€™ve always dreamed of. Located minutes from downtown, this property perfectly balances a peaceful retreat and convenient access to restaurants, shopping, schools, and parks. Whether youâ€™re a savvy investor looking for value or a homeowner ready to build something truly unique, this semi-bungalow is a rare find. With its untapped potential, the possibilities are truly endless.



Built in 1912

### Essential Information

MLS® # E4424945

Price \$189,900

|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 947                    |
| Acres          | 0.00                   |
| Year Built     | 1912                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 12209 92 Street |
| Area        | Edmonton        |
| Subdivision | Delton          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5G 1B4         |

### **Amenities**

|           |                   |
|-----------|-------------------|
| Amenities | See Remarks       |
| Parking   | Rear Drive Access |

### **Interior**

|              |                           |
|--------------|---------------------------|
| Appliances   | None                      |
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 2                         |
| Has Basement | Yes                       |
| Basement     | Partial, Unfinished       |

### **Exterior**

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | Fenced, Flat Site  |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### **School Information**

|            |                      |
|------------|----------------------|
| Elementary | Delton               |
| Middle     | Cardinal Leger       |
| High       | Eastglen High School |

### **Additional Information**

|             |                  |
|-------------|------------------|
| Date Listed | March 10th, 2025 |
|-------------|------------------|

|                |    |
|----------------|----|
| Days on Market | 52 |
|----------------|----|

|        |         |
|--------|---------|
| Zoning | Zone 05 |
|--------|---------|

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Listing information last updated on May 1st, 2025 at 2:02am MDT