

Courtesy Of Erick S Yip and Sue Gaudin Of RE/MAX Elite

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

---

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 you've always envisioned. With 3 spacious bedrooms, main-floor laundry, a cozy kitchen, and a welcoming living room, it's the ideal foundation for your dream home. The untouched basement offers endless possibilities—whether it'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 you'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 you'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      25

Zoning                 Zone 05

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 4th, 2025 at 5:32pm MDT