

## \$825,000 - 8705 92a Avenue, Edmonton

MLS® #E4464266

**\$825,000**

6 Bedroom, 3.50 Bathroom, 2,001 sqft

Single Family on 0.00 Acres

Strathearn, Edmonton, AB

This beautifully renovated home is nestled in the heart of Strathearn—one of Edmonton's most sought-after neighbourhoods. Offering nearly 3,000 SqFt of total space and extensively updated inside and out in 2022 (see photos for list), including a high-end kitchen with quartz countertops, premium appliances and contemporary finishes. You'll find 6 bedrooms: 4 upstairs with two full baths and a conveniently located laundry room, 1 on the main floor, and 1 more downstairs. The bright main floor also features spacious living and dining areas, while the fully finished basement includes a corner gas fireplace, rec space, bedroom, bathroom, and storage. There's even room for a home gym—perfect for modern living. Built in 2003 and refreshed with thoughtful upgrades, it feels like a new home with the benefit of a wider layout and mature setting. Enjoy being minutes from downtown, the U of A, parks, schools, and the River Valley. A rare opportunity in a central location that checks every box.

Built in 2002

### Essential Information

MLS® # E4464266

Price \$825,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,001                  |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 8705 92a Avenue |
| Area        | Edmonton        |
| Subdivision | Strathearn      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6C 4G6         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                    |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                                           |
| Stories           | 3                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                 |
| Basement          | Full, Finished                                                                                                                      |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior          | Wood, Vinyl      |
| Exterior Features | See Remarks      |
| Roof              | Asphalt Shingles |
| Construction      | Wood, Vinyl      |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      October 31st, 2025

Days on Market                1

Zoning                            Zone 18

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