

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

MLS® #E4441235

**\$219,500**

4 Bedroom, 2.00 Bathroom, 1,959 sqft

Single Family on 0.00 Acres

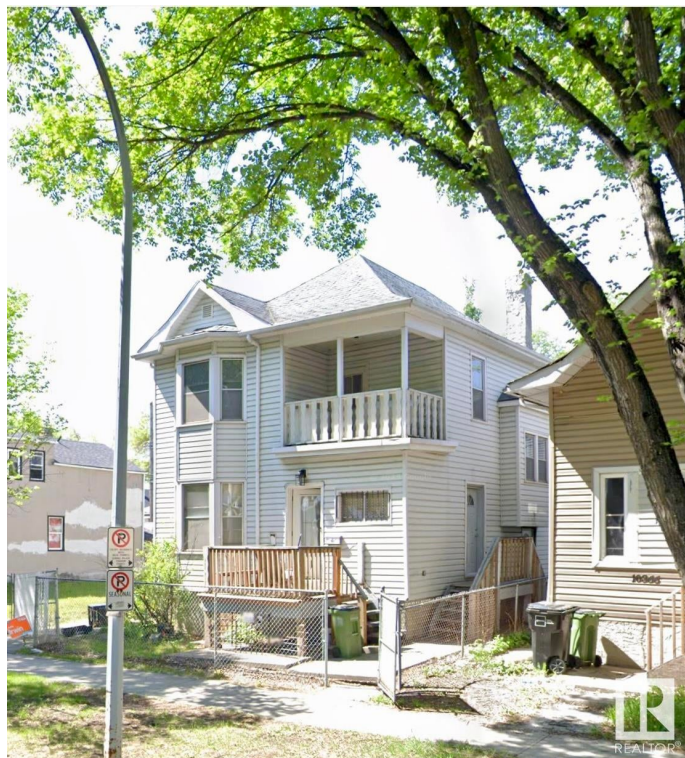
Mccauley, Edmonton, AB

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 | 28             |
| Zoning         | Zone 13        |



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Listing information last updated on July 6th, 2025 at 9:02am MDT