

## **\$549,900 - 9228 92 Street, Edmonton**

MLS® #E4447230

**\$549,900**

4 Bedroom, 3.00 Bathroom, 1,668 sqft

Single Family on 0.00 Acres

Bonnie Doon, Edmonton, AB

LOCATION!! Custom & 'well built 1650+ sqft duplex! Superb curb appeal, well landscaped in desirable Bonnie Doon! Immediately inviting to a good sized entrance which lead into large living room great for conversation and enjoys an oversized bay window. Fantastic floorplan for professional couples or families as easily accomodate large gatherings and bright w/ many oversized windows throughout. Beautiful main floor hardwood floors lead to the huge chef's island kitchen, upgraded appliances, plenty of cabinets/countertops and is perfect place to entertain. Off kitchen is a dining area AND a super cozy family room with surrounding windows, gas fireplace and views of WEST backyard. The laundry rm, walkin pantry and bath complete the main floor. Upstairs has a kingsized master suite with its walkin closet & ensuite. Also are 2 add'l large bedrooms and full bath. Separate entrance leads downstairs to an inlaw suite with kitchen, dining, living, bdm, bath and storage or laundry. Oversized WEST deck for BBQ

Built in 1995

### **Essential Information**

MLS® # E4447230

Price \$549,900

Bedrooms 4



|                |               |
|----------------|---------------|
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 2             |
| Square Footage | 1,668         |
| Acres          | 0.00          |
| Year Built     | 1995          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9228 92 Street |
| Area        | Edmonton       |
| Subdivision | Bonnie Doon    |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 3R5        |

### Amenities

|           |  |
|-----------|--|
| Amenities | Deck, No Animal Home, No Smoking Home, Vinyl Windows |
| Parking   | 2 Outdoor Stalls                                     |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Washer, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Granite Surround  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 14              |
| Zoning         | Zone 18         |



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 July 25th, 2025 at 8:17am MDT