

## \$599,900 - 9217 92 Street, Edmonton

MLS® #E4450749

**\$599,900**

4 Bedroom, 4.00 Bathroom, 1,434 sqft

Single Family on 0.00 Acres

Bonnie Doon, Edmonton, AB

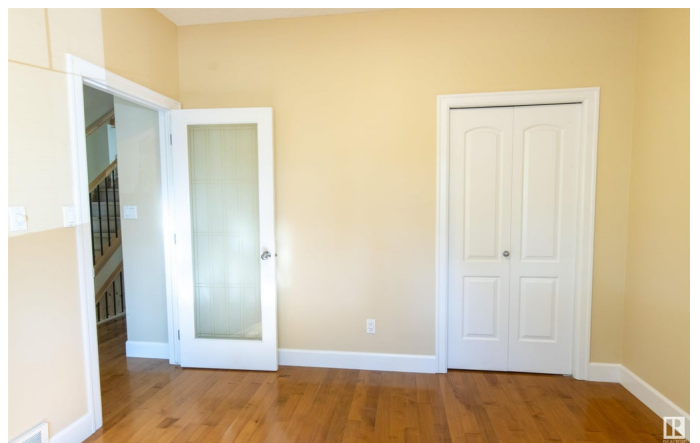
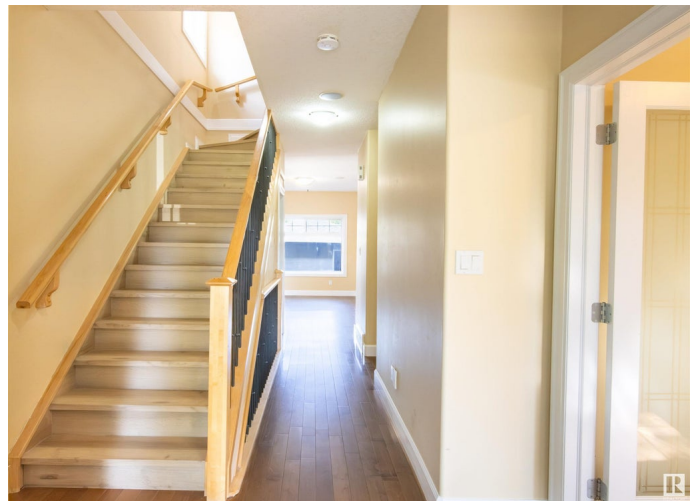
Exceptional Half Duplex with SEPARATE SIDE ENTRANCE in the heart of Bonnie Doon—one of Edmonton’s most charming, walkable neighborhoods! Located on a beautiful tree-lined street, this move-in-ready home offers numerous upgrades: new carpet, updated flooring (upper & basement), fresh paint, plus newer furnace & HWT. The main floor features gleaming hardwood, a spacious living room with large windows & gas fireplace, a flexible den/dining space, and a chef-inspired kitchen with granite counters, maple cabinetry, pantry & peninsula island. Convenient main floor laundry & full 4-pce bath. Upstairs offers 3 generous bedrooms, including a luxurious primary suite with walk-in closet & spa-style ensuite with jetted tub & separate shower. The fully finished basement with 2nd kitchen, family room, bedroom, bath & laundry—perfect for multi-generational living - the possibilities are endless. Private backyard with deck, single garage & carport. Unbeatable location near Mill Creek Ravine, Whyte Ave & downtown!

Built in 2007

### Essential Information

MLS® # E4450749

Price \$599,900



|                |               |
|----------------|---------------|
| Bedrooms       | 4             |
| Bathrooms      | 4.00          |
| Full Baths     | 4             |
| Square Footage | 1,434         |
| Acres          | 0.00          |
| Year Built     | 2007          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9217 92 Street |
| Area        | Edmonton       |
| Subdivision | Bonnie Doon    |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 3R4        |

### Amenities

|           |                                                   |
|-----------|---------------------------------------------------|
| Amenities | Deck, Detectors Smoke, Parking-Extra, See Remarks |
| Parking   | Single Garage Detached                            |

### Interior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                             |
| Appliances        | Garage Opener, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                    |
| Fireplace         | Yes                                                                                                          |
| Fireplaces        | Glass Door                                                                                                   |
| Stories           | 3                                                                                                            |
| Has Suite         | Yes                                                                                                          |
| Has Basement      | Yes                                                                                                          |
| Basement          | Full, Finished                                                                                               |

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                      |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public |

|              |                                                           |
|--------------|-----------------------------------------------------------|
|              | Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof         | Asphalt Shingles                                          |
| Construction | Wood, Stone, Stucco                                       |
| Foundation   | Concrete Perimeter                                        |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 23               |
| 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 August 24th, 2025 at 10:47am MDT