

## \$639,900 - 9217 92 Street, Edmonton

MLS® #E4450749

**\$639,900**

4 Bedroom, 4.00 Bathroom, 1,434 sqft

Single Family on 0.00 Acres

Bonnie Doon, Edmonton, AB

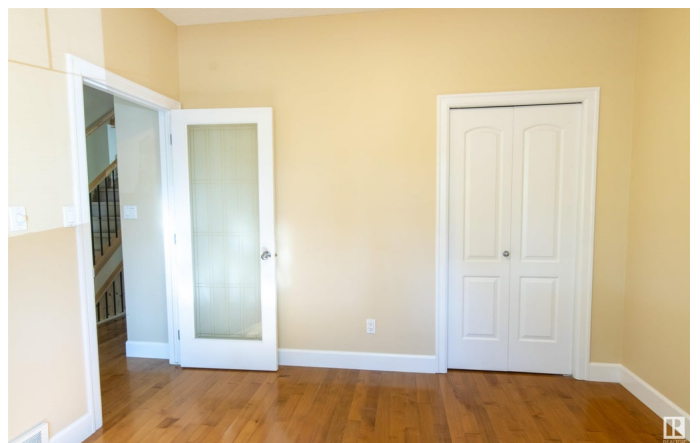
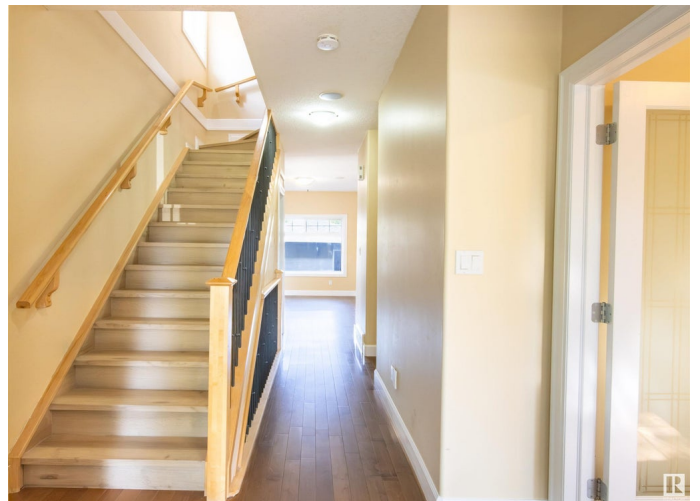
Exceptional Half Duplex with SEPARATE SIDE ENTRANCE in the heart of Bonnie Doon—one of Edmonton’s most charming, walkable neighborhoods! Located on a beautiful tree-lined street, this move-in-ready home offers numerous upgrades: new carpet, updated flooring (upper & basement), fresh paint, plus newer 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 \$639,900



|                |               |
|----------------|---------------|
| 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, No Animal Home, No Smoking Home, 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 | 11               |
| Zoning         | Zone 18          |

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Listing information last updated on August 12th, 2025 at 2:32pm MDT