

## \$199,900 - 12209 92 Street, Edmonton

MLS® #E4424945

**\$199,900**

3 Bedroom, 1.00 Bathroom, 947 sqft

Single Family on 0.00 Acres

Delton, Edmonton, AB

Unlock the potential of this charming semi-bungalow, recently refreshed with new flooring and fresh paint throughout. It's the perfect canvas to create the lifestyle you've always envisioned. With 3 spacious bedrooms, main-floor laundry, a cozy kitchen, and a welcoming living room, it's move-in ready while still offering room to make it your own. Outside, the fenced backyard is shaded by mature trees, perfect for gatherings, playtime, or quiet moments outdoors. For those with bigger dreams, the prime lot offers the chance to rebuild and design the custom home you've always imagined. Located minutes from downtown, this property strikes the perfect balance between peaceful living and access to restaurants, shopping, schools, and parks. Whether you're a savvy investor or a homeowner with vision, this semi-bungalow is a rare find with updates already started—and the possibilities are still endless. A must see!

Built in 1912

### Essential Information

MLS® #	E4424945
Price	\$199,900
Bedrooms	3
Bathrooms	1.00



Full Baths	1
Square Footage	947
Acres	0.00
Year Built	1912
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	12209 92 Street
Area	Edmonton
Subdivision	Delton
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 1B4

### **Amenities**

Amenities	See Remarks
Parking	Rear Drive Access

### **Interior**

Appliances	None
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Partial, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Delton
Middle	Cardinal Leger

High Eastglen High School

### **Additional Information**

Date Listed March 10th, 2025

Days on Market 73

Zoning Zone 05

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