

## \$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

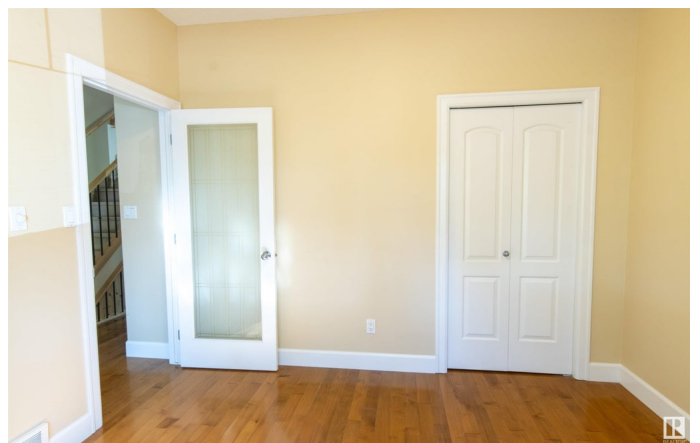
Exceptional Half Duplex with SEPARATE SIDE ENTRANCE in the heart of Bonnie Doon—one of Edmonton’s most charming, walkable neighborhoods! Located on a beautiful tree-lined street, this move-in-ready home offers numerous upgrades: new carpet, updated flooring (upper & basement), fresh paint, plus newer 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
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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	1
Zoning	Zone 18

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Listing information last updated on August 2nd, 2025 at 11:17am MDT