

## **\$419,000 - 5712 92c Avenue, Edmonton**

MLS® #E4446446

**\$419,000**

4 Bedroom, 2.00 Bathroom, 970 sqft

Single Family on 0.00 Acres

Ottewell, Edmonton, AB

Affordable for the first time buyer! An incredible opportunity for the investor / landlord! Neighbourhood revitalization has been completed with new roads and sidewalks in the area. Walking distance to St. Brendan School for the your family and Kings College for the investor. Located on a quiet cul de sac this lovely bungalow has upgraded hard wood floors throughout and an incredible amount of cupboard space for the chef in the family. The large living room is high lighted with a black walnut live edge shelf, with dining room doors leading to the back yard. The main floor features 3 good size bedrooms and a 4 piece bath. Downstairs you will find a large family room, a 3 piece bath and another good sized bedroom. This home is perfect for the growing family and has a fully fenced back yard for Fido. The home features two parking stalls (one covered) and the cul de sac feature incredible neighbours! Perennials are in bloom in the front yard. This home checks alot of boxes for the first time buyer/investor.

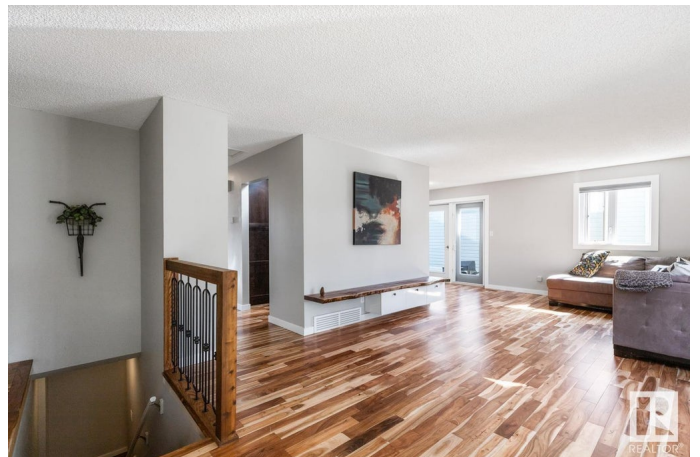
Built in 1977

### **Essential Information**

MLS® # E4446446

Price \$419,000

Bedrooms 4



Bathrooms	2.00
Full Baths	2
Square Footage	970
Acres	0.00
Year Built	1977
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	5712 92c Avenue
Area	Edmonton
Subdivision	Ottewell
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6B 2K6

### Amenities

Amenities	Ceiling 9 ft.
Parking	2 Outdoor Stalls

### Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Level Land, No Back Lane, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Slab

**Additional Information**

Date Listed                July 8th, 2025  
Days on Market        5  
Zoning                    Zone 18

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