

## \$325,000 - 7804 92 Avenue, Edmonton

MLS® #E4457166

**\$325,000**

3 Bedroom, 2.00 Bathroom, 1,305 sqft

Single Family on 0.00 Acres

Holyrood, Edmonton, AB

Project potential in Holyrood! Visit the REALTOR®'s website for more details. This bungalow is ready for your vision for those that are renovation ready to make a great principle residence or a suited property for rental purposes. At over 1,300 sq. ft. with 3 bedrooms upstairs this property has good bones & a strong location value. Plus, the lot is over 800 m2 which offers specific redevelopment advantages given that it's a corner lot. The back door setup is ready to be a separate entrance. Holyrood is known as a desirable south-central neighbourhood perfect for families on the go with an easy commute to the U of A , downtown, & the Edmonton River Valley. This family oriented community has great access to schools & parks, plus it has those large lots & mature trees that everyone loves. If you're looking for a great project with good bones, a large lot & a prized location, then this home might be your home.

Built in 1956

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4457166  |
| Price      | \$325,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,305                  |
| Acres          | 0.00                   |
| Year Built     | 1956                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 7804 92 Avenue |
| Area        | Edmonton       |
| Subdivision | Holyrood       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 1R5        |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 2                      |
| Parking        | Single Garage Detached |

### Interior

|              |                                                                                                                                                                                              |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                                                    |
| Stories      | 1                                                                                                                                                                                            |
| Has Basement | Yes                                                                                                                                                                                          |
| Basement     | Full, Partially Finished                                                                                                                                                                     |

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                     |
| Exterior Features | Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                |
| Construction      | Wood, Vinyl                                                                     |
| Foundation        | Concrete Perimeter                                                              |

### School Information

|            |                   |
|------------|-------------------|
| Elementary | Avonmore School   |
| Middle     | Kenilworth School |
| High       | McNally School    |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 3                    |
| Zoning         | Zone 18              |

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Listing information last updated on September 13th, 2025 at 10:32pm MDT