

## \$818,800 - 14304 92a Avenue, Edmonton

MLS® #E4458704

**\$818,800**

4 Bedroom, 2.00 Bathroom, 1,996 sqft

Single Family on 0.00 Acres

Parkview, Edmonton, AB

Exceptional MacKenzie Ravine Location. A special property. A true 'Park' setting in Parkview. This is the opportunity to build your dream home on one of West Edmonton's premium addresses. This park-like property is 54' wide by 150' deep with established custom infill homes on each side. As a continuation of Park Drive, 92A Avenue is a sought-after street with mature boulevard trees and established luxury custom infill homes from many of Edmonton's best home builders. Just a few minutes walk to Parkview School & L'OCA Quality Market. The existing home is in good condition with a large open kitchen & family room with high ceilings. There are 4 bedrooms upstairs as well as a full bath, and another full bathroom in the basement. Major renovations in the 2000's including a full kitchen reno with hickory cabinets, oak hardwood floors, pot lights, vinyl siding, and recently newer shingles & SS appliances. Could this be the unique opportunity you have been waiting for to live on a ravine-backing property?

Built in 1954

### Essential Information

MLS® # E4458704

Price \$818,800



|                |                        |
|----------------|------------------------|
| Lease Rate     | \$17                   |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,996                  |
| Acres          | 0.00                   |
| Year Built     | 1954                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 14304 92a Avenue |
| Area        | Edmonton         |
| Subdivision | Parkview         |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5R 5E2          |

### Amenities

|                |                                                          |
|----------------|----------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Deck, Front Porch |
| Parking Spaces | 3                                                        |
| Parking        | Single Garage Attached                                   |

### Interior

|              |                                                                                                              |
|--------------|--------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                    |
| Fireplace    | Yes                                                                                                          |
| Fireplaces   | Tile Surround                                                                                                |
| Stories      | 3                                                                                                            |
| Has Basement | Yes                                                                                                          |
| Basement     | Full, Finished                                                                                               |

### Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                          |
| Exterior Features | Backs Onto Park/Trees, Environmental Reserve, Golf Nearby, Hillside, |

No Back Lane, Playground Nearby, Private Setting, Ravine View, Schools, Shopping Nearby, Sloping Lot, Partially Fenced

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### School Information

|            |               |
|------------|---------------|
| Elementary | Parkview      |
| Middle     | Parkview      |
| High       | Ross Sheppard |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 35                   |
| Zoning         | Zone 10              |

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Listing information last updated on October 23rd, 2025 at 9:33pm MDT