

# **\$775,000 - 14356 92 Avenue, Edmonton**

MLS® #E4431356

**\$775,000**

3 Bedroom, 3.50 Bathroom, 1,819 sqft

Single Family on 0.00 Acres

Parkview, Edmonton, AB

Absolutely Precious in PARKVIEW. This lovingly RESTORED and REIMAGINED 2 Storey offers OPEN CONCEPT living and cozy cabin vibes in the heart of one of the best neighbourhoods in Edmonton!! Main Floor hosts a spacious living room, dining room and island kitchen - with open sightlines to watch the kids play in the backyard or at the park across the street! Main Floor Laundry with Generous Mudroom, Butler Pantry, Main Floor FLEX/Den Space that can change functions as the family grows. Upper level with Three Wonderful Bedrooms and Beautiful PRIMARY SUITE! Basement is Developed with a LARGE REC ROOM and Bathroom. Oversized Single Garage in the Back and Plenty of Parking on the front pad if needed. ROOF (2022), Furnace/HWT (2021), TRIPLE Pane Windows on Upper Level (2018), Appliances (2021) Steps to the best Schools, Parks, and Amenities that Edmonton has to offer with FANTASTIC access both DOWNTOWN and the River Valley!

Built in 1954

## **Essential Information**

MLS® # E4431356

Price \$775,000

Bedrooms 3



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,819
Acres	0.00
Year Built	1954
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	14356 92 Avenue
Area	Edmonton
Subdivision	Parkview
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 5B2

### **Amenities**

Amenities	Ceiling 9 ft., Closet Organizers, Deck, No Animal Home, No Smoking Home
Parking	Over Sized, Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Wine/Beverage Cooler
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Playground Nearby, Schools, Shopping Nearby

Lot Description	55'x114'
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	PARKVIEW
Middle	PARKVIEW
High	ROSS SHEPPARD

### **Additional Information**

Date Listed	April 17th, 2025
Days on Market	10
Zoning	Zone 10

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Listing information last updated on April 27th, 2025 at 5:02am MDT