

## \$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	1
Zoning	Zone 18

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