

Courtesy Of Craig D Hummel Of RE/MAX River City

## \$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.

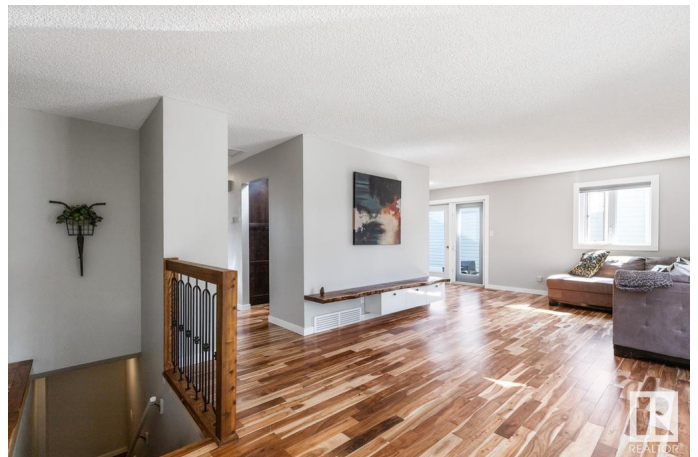
Built in 1977

### 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        34  
Zoning                    Zone 18

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