

# **\$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

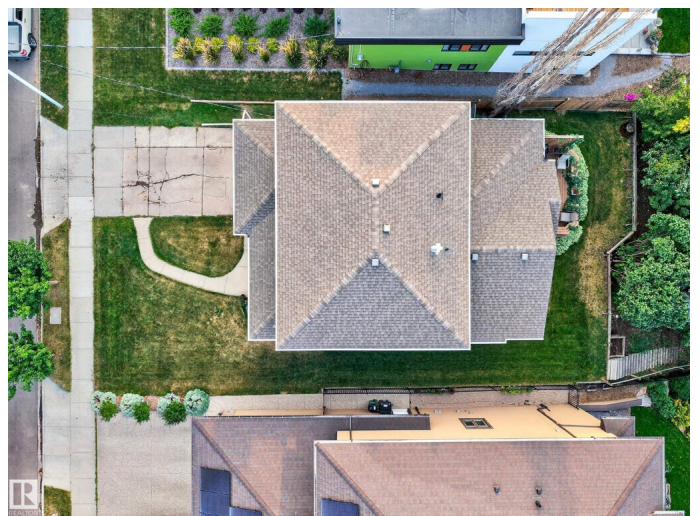
Exceptional MacKenzie Ravine Location. A special property. A true 'Park' setting in Parkview. This is the opportunity to build your dream home on one of West Edmonton's premium addresses. This park-like property is 54' wide by 150' deep with established custom infill homes on each side. As a continuation 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**

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Price \$818,800



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	2
Zoning	Zone 10

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Listing information last updated on September 21st, 2025 at 6:02pm MDT