

## \$349,900 - 10734 92 Street, Edmonton

MLS® #E4456157

**\$349,900**

9 Bedroom, 2.00 Bathroom, 2,331 sqft

Single Family on 0.00 Acres

McCauley, Edmonton, AB

DOWNTOWN LOCATION - 2.5story home featuring 2 shared living spaces with kitchen & bathroom, and a separate living space on the top floor. 10 bedrooms in all: 4bdrms on main flr, 5bdrms on 2nd flr, and 1bdrm on 3rd floor. Each floor has exterior door exit to deck/stairs facing residential and street view. Basement contains laundry & utilities, plus rooms used for storage. 8ft tall fenced back yard with vehicle gate access, and iron gate & fence on front yard. \*comes with face recognition security system, fire alarm system, updates like newer furnace & ongoing updates/renos throughout\* \*owner has bus licence\* Just blocks from downtown, Ice Dist, LRT & transit, Colleges, Royal Alex hosp, Kingsway Mall, the Stadium & rec ctr/pool. Tons of restaurants & Entertainment, schools, shops & services nearby. DON'T MISS OUT on this investment opportunity!

Built in 1928

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4456157  |
| Price          | \$349,900 |
| Bedrooms       | 9         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 2,331     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1928                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 and Half Storey      |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10734 92 Street |
| Area        | Edmonton        |
| Subdivision | Mccauley        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5H 1V4         |

### Amenities

|           |                                  |
|-----------|----------------------------------|
| Amenities | Deck, Front Porch, Vinyl Windows |
| Parking   | 2 Outdoor Stalls, Double Indoor  |

### Interior

|              |                                                                                                                               |
|--------------|-------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Alarm/Security System, Dryer, Furniture Included, Microwave Hood Fan, Washer, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-1, Natural Gas                                                                                                     |
| Stories      | 3                                                                                                                             |
| Has Basement | Yes                                                                                                                           |
| Basement     | Full, Partially Finished                                                                                                      |

### Exterior

|                   |                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Vinyl                                                                                                                                 |
| Exterior Features | Back Lane, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                |
| Construction      | Concrete, Vinyl                                                                                                                                 |
| Foundation        | Concrete Perimeter                                                                                                                              |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 54                  |

## Zoning

## Zone 13

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Listing information last updated on October 28th, 2025 at 7:47pm MDT