

\$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

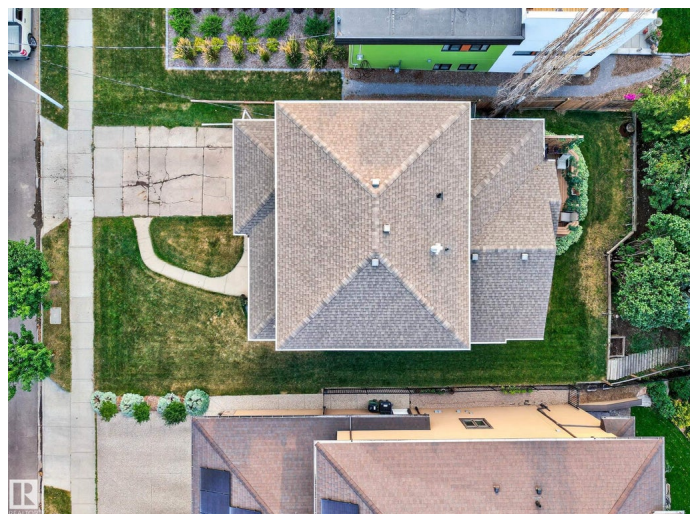
Exceptional MacKenzie Ravine Location. A special property. A true 'Park' setting in Parkview. This is the opportunity to build your dream home on one of West Edmonton's premium addresses. This park-like property is 54' wide by 150' deep with established custom infill homes on each side. As a continuation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

MLS® # E4458704

Price \$818,800



Lease Rate	\$17
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	19
Zoning	Zone 10

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 8th, 2025 at 4:47am MDT