# \$780,000 - 7940 89 Ave Nw, Edmonton

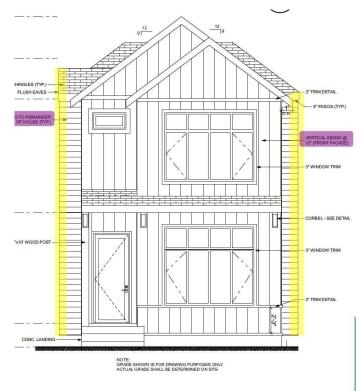
MLS® #E4425384

## \$780,000

6 Bedroom, 3.50 Bathroom, 1,772 sqft Single Family on 0.00 Acres

Idylwylde, Edmonton, AB

This charming 1,772 sq. ft. single-family home offers a spacious and functional layout, perfect for modern living. The main floor features an inviting living room, a well-appointed kitchen with ample counter space, and a convenient half bath. A versatile bedroom on the main level provides flexibility for quests, an office, or a cozy retreat. Upstairs, the second floor boasts a luxurious master bedroom, offering a peaceful sanctuary. Two additional bedrooms provide plenty of space for family, guests, or a home office. This thoughtfully designed home blends comfort and practicality, making it an ideal choice for any lifestyle. The 2-bedroom legal suite with separate side entrance includes full bathroom, spacious living room, kitchen and laundry. Home comes with a double car garage. Built by a reputable builder with numerous homes built in the community of Idylwylde. Home will be ready for possession End of June, 2025. Still time to select interior finishes, photos in the listing are from similar project



## INT FI EVATION



Built in 2025

### **Essential Information**

MLS® # E4425384 Price \$780,000

Bedrooms 6

Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 1,772 Acres 0.00 Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 7940 89 Ave Nw

Area Edmonton
Subdivision Idylwylde
City Edmonton
County ALBERTA

Province AB

Postal Code T6C 1N5

## **Amenities**

Amenities Carbon Monoxide Detectors, Ceiling 9 ft., Exterior Walls- 2"x6", HRV

System, 9 ft. Basement Ceiling

Parking Spaces 2

Parking Double Garage Detached

## Interior

Interior Features ensuite bathroom

Appliances Builder Appliance Credit
Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Heatilator/Fan

Stories 2

Has Basement Yes

Basement Full, Finished

### **Exterior**

Exterior Wood, Metal, Stucco, Vinyl

Exterior Features Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Metal, Stucco, Vinyl

Foundation Concrete Perimeter

# **Additional Information**

Date Listed March 11th, 2025

Days on Market 39

Zoning Zone 18



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 April 19th, 2025 at 4:02am MDT