# \$749,000 - 7942 89 Avenue, Edmonton

MLS® #E4456883

### \$749,000

4 Bedroom, 3.50 Bathroom, 1,747 sqft Single Family on 0.00 Acres

Idylwylde, Edmonton, AB

Welcome to this beautifully crafted Tudor-style infill in Idylwylde, offering 1,746 sq.ft. of thoughtfully designed living space. The main floor boasts an inviting open layout with a bright living room, upgraded kitchen, den, mudroom, and half bathâ€"perfect for modern family living. Upstairs, discover 2 bedrooms, a full bathroom, a convenient study nook, laundry, and a spacious primary retreat complete with walk-in closet and spa-inspired ensuite. A detached double garage adds convenience, while the fully finished legal basement suite provides excellent rental income or multi-generational living with its 1 bedroom, full bath, kitchen, dining, living area, and storage. High-end finishes and upgrades throughout include 10' ceilings on the main, 9' ceilings upstairs and in the basement, 8' doors, MDF shelving, upgraded lighting/plumbing, and 200 amp power in the garage. Move-in ready, with timeless curb appeal, this home is ideally located near schools, shopping, and transit. Truly a must-see!



#### **Essential Information**

MLS® # E4456883 Price \$749,000





Bedrooms 4

Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 1,747

Acres 0.00

Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 7942 89 Avenue

Area Edmonton
Subdivision Idylwylde
City Edmonton
County ALBERTA

Province AB

Postal Code T6C 1N5

#### **Amenities**

Amenities Ceiling 10 ft., Ceiling 9 ft., Exterior Walls- 2"x6", 9 ft. Basement Ceiling

Parking Spaces 3

Parking Double Garage Detached

#### Interior

Interior Features ensuite bathroom

Appliances Appliances Negotiable

Heating Forced Air-1, Forced Air-2, Natural Gas

Fireplace Yes

Fireplaces Heatilator/Fan

Stories 2
Has Suite Yes
Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Vinyl, Hardie Board Siding

Exterior Features Back Lane, Golf Nearby, P

Public Transportation, School

Roof Asphalt Shingles

Construction Wood, Vinyl, Hardie Board Si

Foundation Concrete Perimeter

## **Additional Information**

Date Listed September 9th, 2025

Days on Market 52

Zoning Zone 18



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