

# \$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 bath—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 150 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!

Built in 2025

## Essential Information

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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
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Exterior Features	Back Lane, Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl, Hardie Board Siding
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	September 9th, 2025
Days on Market	1
Zoning	Zone 18

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Listing information last updated on September 10th, 2025 at 8:47am MDT