

## \$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

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, 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 | 8                   |
| 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 September 17th, 2025 at 6:02pm MDT