

# \$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 guests, 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

Built in 2025

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4425384  |
| Price    | \$780,000 |
| Bedrooms | 6         |



## INTERIOR FINISHES



|                |                        |
|----------------|------------------------|
| 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 | 37               |
| Zoning         | Zone 18          |



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Listing information last updated on April 17th, 2025 at 12:17am MDT