

Courtesy Of Vic S Mutti Of MaxWell Polaris

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

MLS® #E4425384

**\$780,000**

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

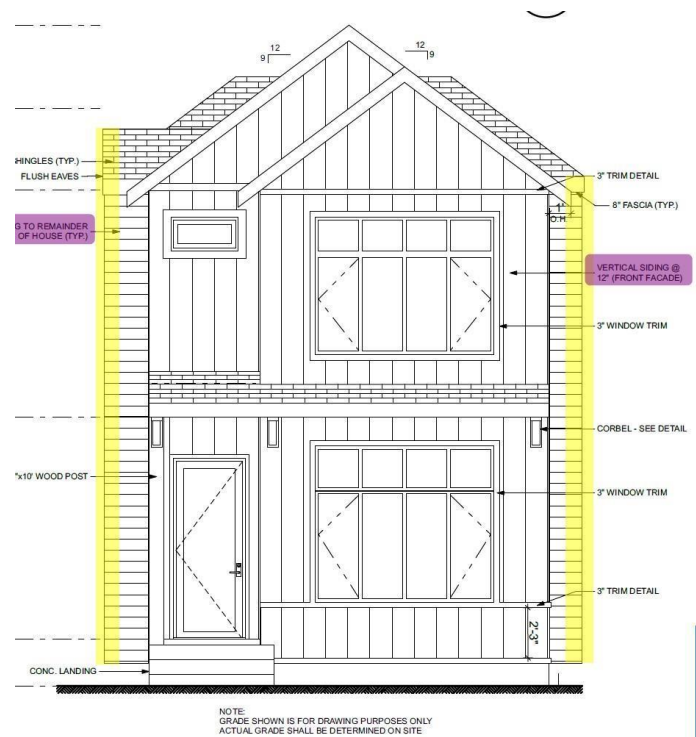
Idylwylde, Edmonton, AB

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 1-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

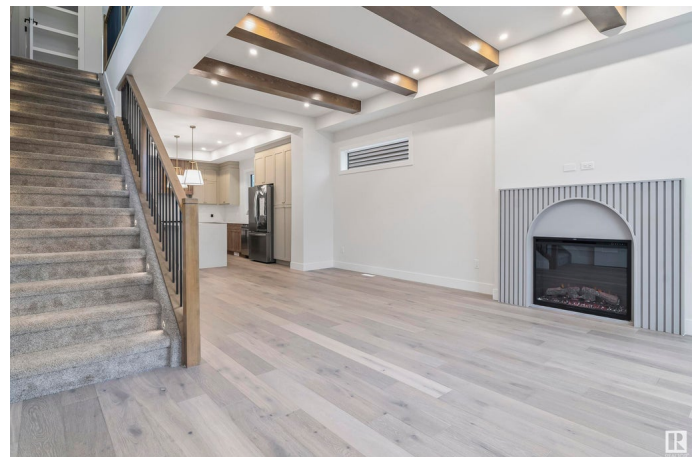
Built in 2025

## Essential Information

MLS® #	E4425384
Price	\$780,000
Bedrooms	5



## PHOTO 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 3  
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 March 14th, 2025 at 5:17am MDT