

## \$875,000 - 7715 88 Avenue, Edmonton

MLS® #E4445950

**\$875,000**

4 Bedroom, 3.50 Bathroom, 1,924 sqft

Single Family on 0.00 Acres

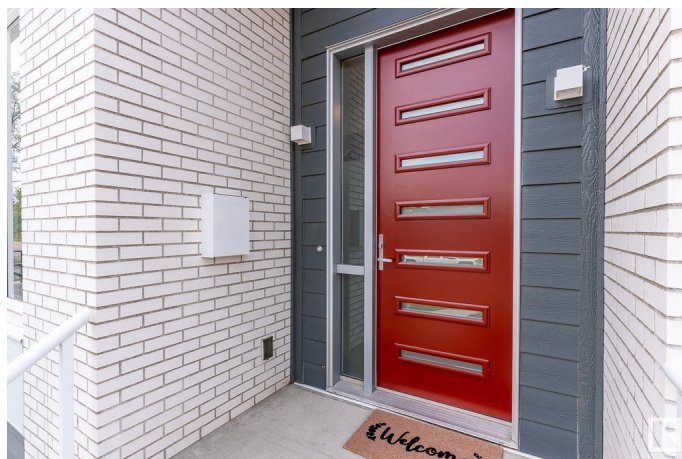
Idylwylde, Edmonton, AB

THIS IS NOT A SKINNY HOME. Stunning 3+1 bed, 4 bath 2-storey in Idylwylde with 1,964 sq ft of beautifully designed living space plus a fully finished basement! This light-filled home features 10'™ ceilings on the main floor, an open stairwell, and a spacious dining area perfect for entertaining. The chef's™ kitchen offers a quartz island, butcher block section, KitchenAid stainless steel appliances, and a double oven/microwave combo. Enjoy the gas fireplace with LED lights and brick feature wall. Upstairs has 3 bedrooms, including a large primary suite with walk-in closet, spa-like 4-pce ensuite with heated floors and oversized shower. Basement includes in-floor heating, guest bedroom with walk-in closet, 4-pce bath, family room with wet bar and wine/bev fridge. South-facing backyard is fully landscaped with a large deck. Rear mudroom entry and 21x20 double detached garage, insulated, drywalled, and with a floor drain. Move-in ready with style and comfort in every detail!

Built in 2018

### Essential Information

MLS® #	E4445950
Price	\$875,000
Bedrooms	4
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,924
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	7715 88 Avenue
Area	Edmonton
Subdivision	Idylwylde
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 1K7

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Storage Shed, Stove-Gas, Window Coverings, Wine/Beverage Cooler
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Fiber Cement
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Fiber Cement
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                July 4th, 2025  
Days on Market        6  
Zoning                    Zone 18

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