

\$525,000 - 7744 86 Avenue, Edmonton

MLS® #E4456205

\$525,000

3 Bedroom, 2.00 Bathroom, 812 sqft

Single Family on 0.00 Acres

Idylwylde, Edmonton, AB

Deliciously warm in Idylwylde, tastefully & meticulously renovated. Bathrooms fully renovated in 2019. New high-efficient furnace, roof shingles, a complete kitchen renovation and 100 amp electrical service were completed in 2020. 2021 saw the addition of central AC. The new hot water tank was added in 2025. Basement was completely renovated. The kitchen includes a Liebherr counter depth fridge, Bosch dishwasher, heated kitchen floor. You'll love the large yard space. Deck w/ natural gas connection. A fully fenced yard leads to a nicely updated garage. Garage is spruced up with 220V plug with heater. Yes an SUV like a Volvo XC60 will fit. Parking pad will accommodate 4 more vehicles. The green space behind property provides a wonderful open feel. A quiet avenue close to everything you'll need. Convenient to major commuter routes and ~ 5 blocks to LRT. The new Dermott District park, pool, tennis, & Vimy Academy 2 blocks away. Take time through the house to view all the space saver upgrades.

Built in 1952

Essential Information

MLS® # E4456205

Price \$525,000



Lease Rate	\$13
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	812
Acres	0.00
Year Built	1952
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	7744 86 Avenue
Area	Edmonton
Subdivision	Idylwylde
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 1H8

Amenities

Amenities	Off Street Parking, On Street Parking, Air Conditioner, Bar, Closet Organizers, Deck, Detectors Smoke, Hot Water Natural Gas, Insulation-Upgraded, Smart/Program. Thermostat, Natural Gas BBQ Hookup
Parking Spaces	5
Parking	Heated, Parking Pad Cement/Paved, RV Parking, Single Garage Detached

Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater, Wet Bar
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	Rutherford/St.Brendan
Middle	Kenilworth/St.Brendan
High	McNally/AustinO'Brien

Additional Information

Date Listed	September 4th, 2025
Days on Market	30
Zoning	Zone 18

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