

Courtesy Of Vic S Mutti And Dev Devgun Of MaxWell Polaris

\$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 200 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, P
Public Transportation, School
Roof Asphalt Shingles
Construction Wood, Vinyl, Hardie Board S
Foundation Concrete Perimeter



Additional Information

Date Listed September 9th, 2025
Days on Market 51
Zoning Zone 18

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORSÂ® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORSÂ® 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 (REALTORÂ®, REALTORSÂ®) and/or the quality of services they provide (MLSÂ®, Multiple Listing ServiceÂ®)
Listing information last updated on October 30th, 2025 at 1:17pm MDT