

## \$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 | 31                  |
| Zoning         | Zone 18             |

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Listing information last updated on October 5th, 2025 at 6:17pm MDT