

# \$739,900 - 7926 84 Avenue, Edmonton

MLS® #E4447380

**\$739,900**

4 Bedroom, 3.50 Bathroom, 1,951 sqft

Single Family on 0.00 Acres

Idylwylde, Edmonton, AB

The BEST of BOTH WORLDS! Stunning two and a half Storey with a beautiful rooftop terrace & a legal basement suite for supplemental rental income in quiet, mature Idylwylde neighbourhood. A stone throw away from the Bonnie Doon LRT Station. Separate entrance to the basement suite with cozy living room, a large bedroom, kitchen, full bath & laundry. Main floor boasts an inviting foyer. Spacious living room with a large picturesque window, 2 side windows & a gorgeous feature wall fireplace. Gourmet kitchen has ample high quality cabinets, huge island, quartz countertops & elegant tile backsplash. Bright & cheery dining area. Powder room. Big window by the plexiglass walled stairwell to the upper levels. Sun drenched master bedroom has a lavish 5pc ensuite & bright walk-in closet w/ built-ins. 2 more bedrooms, main bath & laundry. Huge loft above is ideal for an office with door onto the expansive 13x17 private rooftop terrace. Close to all amenities such as shopping, transportation, downtown & river valley.

Built in 2019

## Essential Information

MLS® # E4447380

Price \$739,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,951
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Detached Single Family
Style	2 and Half Storey
Status	Active

### Community Information

Address	7926 84 Avenue
Area	Edmonton
Subdivision	Idylwylde
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 1C5

### Amenities

Amenities	Ceiling 9 ft., Deck
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround, See Remarks
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 11th, 2025
Days on Market	2
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 July 13th, 2025 at 1:32pm MDT