

## \$550,000 - 7712 86 Avenue, Edmonton

MLS® #E4456105

**\$550,000**

3 Bedroom, 2.00 Bathroom, 911 sqft

Single Family on 0.00 Acres

Idylwylde, Edmonton, AB

Exquisite, this home has been completely renovated with newer--windows, shingles, siding, all major mechanical items, fence, deck, and more! This lot is HUGE, one of the biggest in the neighborhood, over 705sqm on a corner lot that lends itself well to any future development. The main floor offers an open-concept bungalow design with a new kitchen featuring stone countertops, SS appliances, and ample cupboard space. The dining and living rooms flow seamlessly from the kitchen, creating a bright, welcoming space. The fully finished basement is currently set up as a home gym but could easily be converted into a spacious rec room. A full bath, laundry, and third bedroom complete the lower level. The property also includes an incredible 27' x 35' triple detached garage/shop with 10' ceilings, 9' doors, heated, 220 power on a 200-amp panel, and in-floor drains--perfect for vehicles, hobby shop or storage. Outside, the yard is finished with a new deck, hot tub, RV parking, a small garden, and a fenced yard

Built in 1953

### Essential Information

MLS® # E4456105

Price \$550,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 911                    |
| Acres          | 0.00                   |
| Year Built     | 1953                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 7712 86 Avenue |
| Area        | Edmonton       |
| Subdivision | Idylwylde      |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 1H8        |

### Amenities

|                |                                                                                                      |
|----------------|------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, Hot Tub, No Smoking Home, Parking-Extra, R.V. Storage, Natural Gas BBQ Hookup |
| Parking Spaces | 6                                                                                                    |
| Parking        | Heated, Insulated, Over Sized, RV Parking, Triple Garage Detached                                    |

### Interior

|              |                                                                                                                                                        |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dryer, Garage Opener, Refrigerator, Storage Shed, Washer, Window Coverings, Stove-Countertop Inductn, Garage Heater, Hot Tub |
| Heating      | Forced Air-1, Natural Gas                                                                                                                              |
| Stories      | 2                                                                                                                                                      |
| Has Basement | Yes                                                                                                                                                    |
| Basement     | Full, Finished                                                                                                                                         |

### Exterior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                      |
| Exterior Features | Back Lane, Corner Lot, Fenced, Playground Nearby, Public Swimming Pool, Public Transportation, Shopping Nearby, Subdividable Lot |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 3                   |
| 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 September 7th, 2025 at 7:02pm MDT