

\$759,000 - 7940 89 Avenue, Edmonton

MLS® #E4456879

\$759,000

5 Bedroom, 3.50 Bathroom, 1,834 sqft
Single Family on 0.00 Acres

Idylwylde, Edmonton, AB

Stunning brand-new infill home in the heart of Idylwylde! Offering 1,833 sq.ft. of modern farmhouse design, this fully upgraded property features a spacious main floor with den, open living room, stylish kitchen, mudroom, and half bath. Upstairs youâ€™ll find 2 bedrooms, full bath, study nook, convenient laundry, plus a luxurious primary suite with walk-in closet and spa-inspired ensuite. The home also includes a double garage and a fully finished legal basement suiteâ€”perfect as a mortgage helper or rentalâ€”featuring 2 bedrooms, full bath, kitchen, dining, living area, and storage. Quality finishes throughout, move-in ready, and ideally located close to schools, shopping, and transit. Upgrades: 8' doors, 150amps power in garage, 10' ceilings on main, 9' on 2nd&BSMT, MDF shelving, lighting/plumbing upgraded and more! A must see home and priced to sell!

Built in 2025

Essential Information

MLS® #	E4456879
Price	\$759,000
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1



Square Footage	1,834
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	7940 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, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl, Hardie Board Siding

Foundation Concrete Perimeter

Additional Information

Date Listed September 9th, 2025

Days on Market 8

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 17th, 2025 at 9:17pm MDT