

# \$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                4

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 13th, 2025 at 11:02am MDT