

## \$400,000 - 7744 83 Avenue, Edmonton

MLS® #E4445308

**\$400,000**

5 Bedroom, 2.00 Bathroom, 1,118 sqft

Single Family on 0.00 Acres

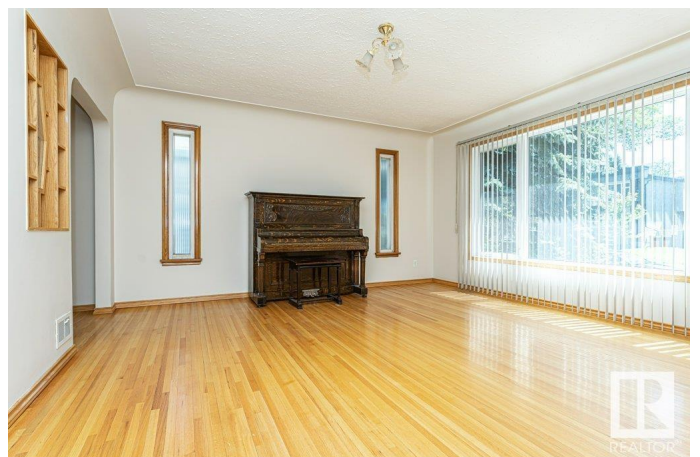
Idylwylde, Edmonton, AB

Welcome to this well-maintained bungalow that blends timeless charm with incredible versatility, nestled on a mature tree-lined street in a desirable neighborhood! Featuring three spacious bedrooms on the main level, this home boasts beautiful hardwood floors, a bright and airy living room, and a generously sized dining area and kitchen that overlook the expansive backyard. The large deck is perfect for hosting or simply enjoying a peaceful view while sipping your coffee. The lower level has a separate entrance to a fully finished in-law suite with two bedrooms, a second kitchen, rec room, and brand new vinyl plank flooring ideal for extended family. Recent updates include a new sewer line and fresh paint throughout. Nestled in a quiet, friendly neighborhood just steps from parks, schools, and Bonnie Doon Shopping Centre, this is a fantastic choice for families or investors alike. Some photos virtually staged.

Built in 1953

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4445308  |
| Price      | \$400,000 |
| Bedrooms   | 5         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,118                  |
| Acres          | 0.00                   |
| Year Built     | 1953                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 7744 83 Avenue |
| Area        | Edmonton       |
| Subdivision | Idylwylde      |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 1A4        |

### Amenities

|                |                                                          |
|----------------|----------------------------------------------------------|
| Amenities      | Closet Organizers, Deck, Parking-Extra, Storage-In-Suite |
| Parking Spaces | 3                                                        |
| Parking        | Single Garage Detached                                   |

### Interior

|              |                                                                                     |
|--------------|-------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Washer, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-1, Natural Gas                                                           |
| Stories      | 2                                                                                   |
| Has Suite    | Yes                                                                                 |
| Has Basement | Yes                                                                                 |
| Basement     | Full, Finished                                                                      |

### Exterior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                       |
| Exterior Features | Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                   |
| Construction      | Wood, Stucco                                                                                       |
| Foundation        | Concrete Perimeter                                                                                 |

### Additional Information

Date Listed July 2nd, 2025

Days on Market 6

Zoning Zone 18

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Listing information last updated on July 8th, 2025 at 10:18am MDT