

## \$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 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 July 10th, 2025 at 7:47pm MDT