

\$399,900 - 7701 86 Avenue, Edmonton

MLS® #E4426761

\$399,900

3 Bedroom, 1.00 Bathroom, 926 sqft
Single Family on 0.00 Acres

Idylwylde, Edmonton, AB

Idylwylde Investment Opportunity with Future Potential Located in the sought-after Idylwylde community, this well-maintained home sits on a spacious 51' x 120' lot, making it an ideal investment with both immediate and long-term potential. Featuring 3 bedrooms, 1 bathroom, and a finished basement, the home offers a functional layout perfect for first time home buyers or investors. Recent updates provide added value and peace of mind, including a newer roof, windows, furnace, hot water tank, and modernized kitchen and bathroom. A single detached garage completes the package. This property is a fantastic opportunity to rent now and generate income while planning for a future infill development on this desirable large lot. Whether you're an investor, builder, or homeowner looking to create your dream property, this is a rare chance to secure prime real estate in a thriving neighborhood!

Built in 1953

Essential Information

MLS® #	E4426761
Price	\$399,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1



Square Footage	926
Acres	0.00
Year Built	1953
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	7701 86 Avenue
Area	Edmonton
Subdivision	Idylwylde
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 1H6

Amenities

Amenities	Carbon Monoxide Detectors, Closet Organizers, R.V. Storage
Parking	Single Garage Detached

Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Landscaped, Paved Lane, Treed Lot
Lot Description	51'x120'
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	March 21st, 2025
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Days on Market 10

Zoning Zone 18

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