

Courtesy Of Cory Brown Of Real Broker

\$550,000 - 7712 86 Avenue, Edmonton

MLS® #E4456105

\$550,000

3 Bedroom, 2.00 Bathroom, 911 sqft

Single Family on 0.00 Acres

Idylwylde, Edmonton, AB

Exquisite, this home has been completely renovated with newer--windows, shingles, siding, all major mechanical items, fence, deck, and more! This lot is HUGE, one of the biggest in the neighborhood, over 705sqm on a corner lot that lends itself well to any future development. The main floor offers an open-concept bungalow design with a new kitchen featuring stone countertops, SS appliances, and ample cupboard space. The dining and living rooms flow seamlessly from the kitchen, creating a bright, welcoming space. The fully finished basement is currently set up as a home gym but could easily be converted into a spacious rec room. A full bath, laundry, and third bedroom complete the lower level. The property also includes an incredible 27' x 35' triple detached garage/shop with 10' ceilings, 9' doors, heated, 220 power on a 200-amp panel, and in-floor drains--perfect for vehicles, hobby shop or storage. Outside, the yard is finished with a new deck, hot tub, RV parking, a small garden, and a fenced yard

Built in 1953

Essential Information

MLS® # E4456105

Price \$550,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	911
Acres	0.00
Year Built	1953
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	7712 86 Avenue
Area	Edmonton
Subdivision	Idylwylde
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 1H8

Amenities

Amenities	Air Conditioner, Deck, Hot Tub, No Smoking Home, Parking-Extra, R.V. Storage, Natural Gas BBQ Hookup
Parking Spaces	6
Parking	Heated, Insulated, Over Sized, RV Parking, Triple Garage Detached

Interior

Appliances	Air Conditioning-Central, Dryer, Garage Opener, Refrigerator, Storage Shed, Washer, Window Coverings, Stove-Countertop Inductn, Garage Heater, Hot Tub
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Corner Lot, Fenced, Playground Nearby, Public Swimming Pool, Public Transportation, Shopping Nearby, Subdividable Lot

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 4th, 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 8th, 2025 at 4:32am MDT