

\$349,900 - 7927 89 Avenue, Edmonton

MLS® #E4438058

\$349,900

4 Bedroom, 2.50 Bathroom, 1,561 sqft

Single Family on 0.00 Acres

Idylwylde, Edmonton, AB

BUILDING/FLIPPING/SUITING

OPPORTUNITY. This 1561sq.ft. 5 bedroom, 2.5 bath home needs a lot of TLC, but there is so much potential. Nestled on a large 0.15 acre (616sq.m.) reverse pie-shaped lot it is prime for infilling with multi-suites as it is 54 feet wide at the front tapering to 40 feet at the back, & ranges from 122-125 feet in length on either side. If the house stays, it has 2 bedrooms on the main floor, full bathroom, kitchen, dining room, & living room with original hardwood under the carpet, 2 bedrooms with half bath upstairs, & 1 bedroom, full bathroom, rec room, laundry & storage in the basement with **SEPARATE ENTRANCE**. Shingles & sewer line were done in the last ten years. The south-backing yard has a double garage, & if infilling, this could be taken down & maybe add to the amount of suites or a larger garage. Priced to sell & located steps to Vimy Ridge Academy, Bonnie Doon Leisure Centre, & Dermott Park. Do not miss out on the opportunity to do what you want to this home/lot!

Built in 1953

Essential Information

MLS® # E4438058

Price \$349,900



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,561
Acres	0.00
Year Built	1953
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

Community Information

Address	7927 89 Avenue
Area	Edmonton
Subdivision	Idylwylde
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 1N4

Amenities

Amenities	No Smoking Home
Parking	Double Garage Detached

Interior

Appliances	None
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Composition, Vinyl
Exterior Features	Back Lane, Fenced, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Lot Description	16.6-12.2 W, 38.2-37.3 L
Roof	Asphalt Shingles
Construction	Wood, Composition, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed May 23rd, 2025

Days on Market 2

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 May 25th, 2025 at 2:17pm MDT