

Courtesy Of Shauna M Kinney Of Sterling Real Estate

## \$819,000 - 7716 83 Avenue, Edmonton

MLS® #E4426775

**\$819,000**

4 Bedroom, 3.50 Bathroom, 2,410 sqft  
Single Family on 0.00 Acres

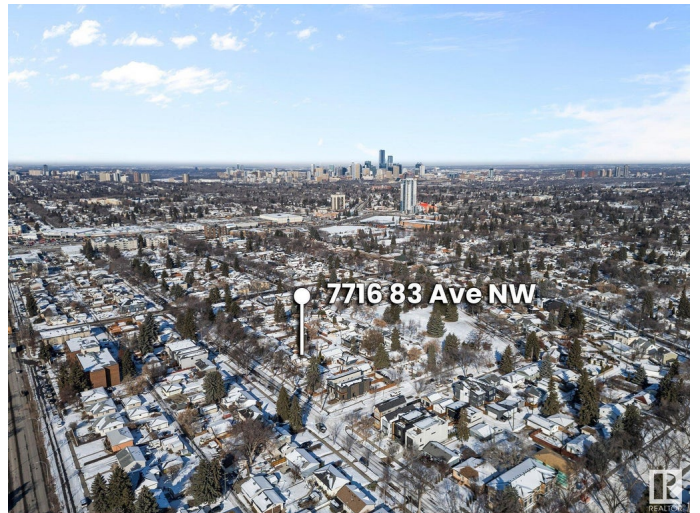
Idylwylde, Edmonton, AB

IMMACULATE, custom built 2-storey with over 3300sq ft of living space on a quiet avenue in Idylwylde. This property boasts 4 bedrooms, 4 bathroom & 4 CAR GARAGE nestled on a large 45 x 161 ft lot. Upon entering you are greeted by a spectacular curved staircase, 9 ft ceilings & abundance of natural light through large triple pane windows. The open design with warm classic charm shows a bright flow of spacious kitchen, living & dining areas. Main floor also includes office & 2 piece bath. Upper level has large primary bedroom (in-floor heated 5 piece ensuite includes air-jet tub, shower, walk-in closet, private deck), 2 additional bedrooms, laundry & 4 piece bath. Fully finished basement w/ in-floor heat adds large areas of lounge & recreation space plus 4th bedroom & 4 piece bath. QUAD GARAGE (38 x 24 ft) features 10ft ceiling & in-floor heat. Additional parking & large RV pad. Exterior features Tyndall Stone & stamped concrete. Close to excellent schools and steps to shopping, LRT, rec centre.

Built in 2002

### Essential Information

MLS® #	E4426775
Price	\$819,000
Bedrooms	4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,410
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	7716 83 Avenue
Area	Edmonton
Subdivision	Idylwylde
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 1A4

### Amenities

Amenities	Ceiling 9 ft., Deck, Fire Pit, No Animal Home, No Smoking Home, R.V. Storage, Infill Property, Natural Gas Stove Hookup
Parking Spaces	10
Parking	Quad or More Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Storage Shed, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Back Lane, Landscaped, Not Fenced, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Waverley School
Middle	Ottewell School
High	Vimy Ridge

### **Additional Information**

Date Listed	March 21st, 2025
Days on Market	11
Zoning	Zone 18

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Listing information last updated on April 1st, 2025 at 7:32pm MDT