

## \$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                1

Zoning                            Zone 18

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