

## \$399,900 - 8626 77 Street, Edmonton

MLS® #E4453104

**\$399,900**

2 Bedroom, 2.00 Bathroom, 816 sqft

Single Family on 0.00 Acres

Idylwylde, Edmonton, AB

Charming 2-Bedroom Bungalow with Loads of Potential in a Prime Location This 2-bedroom, 2-bathroom bungalow offers the perfect blend of opportunity and location. Nestled in a highly sought-after neighbourhood, this home is ideal for first-time buyers, handy individuals or investors looking to add value. Inside, you'll find a practical layout with two well-sized bedrooms, a spacious living area, and two full bathrooms – a rare find at this price point. While the home needs a bit of your touch, it boasts solid bones and endless potential to personalize or renovate. Outside, enjoy a generous yard, gas bbq hookup, large deck and a double detached garage, all within close proximity to schools, parks, shopping, and transit. Whether you're looking to renovate to create your dream home, or add to your investment portfolio, this property is a smart buy in an unbeatable location. Don't miss this opportunity – a little work will go a long way!

Built in 1952

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4453104  |
| Price      | \$399,900 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 816                    |
| Acres          | 0.00                   |
| Year Built     | 1952                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 8626 77 Street |
| Area        | Edmonton       |
| Subdivision | Idylwylde      |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 2L8        |

### Amenities

|           |                                        |
|-----------|----------------------------------------|
| Amenities | Deck, Detectors Smoke, No Smoking Home |
| Parking   | Double Garage Detached, RV Parking     |

### Interior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                           |
| Appliances        | Dryer, Fan-Ceiling, Garage Control, Garage Opener, Washer, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                  |
| Stories           | 1                                                                                                          |
| Has Basement      | Yes                                                                                                        |
| Basement          | Full, Partially Finished                                                                                   |

### Exterior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                       |
| Exterior Features | Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                  |
| Construction      | Wood, Vinyl                                                                                                                       |
| Foundation        | Concrete Perimeter                                                                                                                |

### Additional Information

Date Listed August 15th, 2025

Days on Market 4

Zoning Zone 18

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