

# **\$699,900 - 7727 83 Avenue, Edmonton**

---

MLS® #E4438611

**\$699,900**

4 Bedroom, 3.50 Bathroom, 1,726 sqft

Single Family on 0.00 Acres

Idylwylde, Edmonton, AB

Discover modern luxury in the heart of the mature Idylwylde neighbourhood! This stunning 1,730 sq ft infill offers a total of 4 spacious bedrooms & 3.5 baths, including a dreamy primary suite with a spa-inspired ensuite & massive walk-in closet. Entertain in the gourmet kitchen or unwind in sunlit living spaces. The fully landscaped yard, south facing rear deck with privacy screens and gazebo roof allow you to enjoy an evening outside in any weather. The fully legal basement suite—with separate entrance, 1 bedroom, 4-pc bath, kitchen, laundry & storage—offers fantastic income potential or room for extended family. Enjoy a vibrant lifestyle steps from shopping, Whyte Avenue, close to downtown, easy access to transit, parks & top schools. Live stylishly and invest smartly—your perfect home awaits!



Built in 2018

## **Essential Information**

MLS® #	E4438611
Price	\$699,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,726

Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	7727 83 Avenue
Area	Edmonton
Subdivision	Idylwylde
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 1A2

### Amenities

Amenities	Ceiling 9 ft., Deck, Exterior Walls- 2"x6", Gazebo, Guest Suite, Vinyl Windows, Infill Property
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Oven-Microwave, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Metal, Stucco, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Metal, Stucco, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Waverley
Middle	Kenilworth
High	Vimy Ridge Academy

**Additional Information**

Date Listed	May 26th, 2025
Days on Market	21
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 June 16th, 2025 at 8:02pm MDT