

# \$875,000 - 7715 88 Avenue, Edmonton

MLS® #E4445950

**\$875,000**

4 Bedroom, 3.50 Bathroom, 1,924 sqft

Single Family on 0.00 Acres

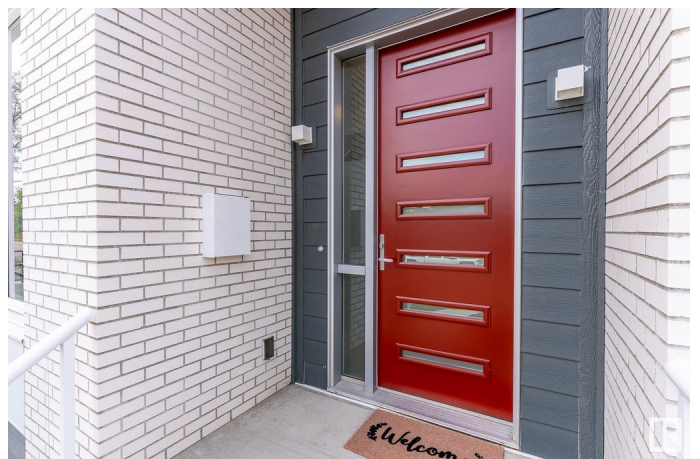
Idylwylde, Edmonton, AB

THIS IS NOT A SKINNY HOME. Stunning 3+1 bed, 4 bath 2-storey in Idylwylde with 1,964 sq ft of beautifully designed living space plus a fully finished basement! This light-filled home features 10'™ ceilings on the main floor, an open stairwell, and a spacious dining area perfect for entertaining. The chef's™ kitchen offers a quartz island, butcher block section, KitchenAid stainless steel appliances, and a double oven/microwave combo. Enjoy the gas fireplace with LED lights and brick feature wall. Upstairs has 3 bedrooms, including a large primary suite with walk-in closet, spa-like 4-pce ensuite with heated floors and oversized shower. Basement includes in-floor heating, guest bedroom with walk-in closet, 4-pce bath, family room with wet bar and wine/bev fridge. South-facing backyard is fully landscaped with a large deck. Rear mudroom entry and 21x20 double detached garage, insulated, drywalled, and with a floor drain. Move-in ready with style and comfort in every detail!

Built in 2018

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4445950  |
| Price     | \$875,000 |
| Bedrooms  | 4         |
| Bathrooms | 3.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,924                  |
| Acres          | 0.00                   |
| Year Built     | 2018                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 7715 88 Avenue |
| Area        | Edmonton       |
| Subdivision | Idylwylde      |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 1K7        |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Storage Shed, Stove-Gas, Window Coverings, Wine/Beverage Cooler |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|                   |                           |
|-------------------|---------------------------|
| Exterior          | Wood, Brick, Fiber Cement |
| Exterior Features | See Remarks               |
| Roof              | Asphalt Shingles          |
| Construction      | Wood, Brick, Fiber Cement |
| Foundation        | Concrete Perimeter        |

**Additional Information**

Date Listed                July 4th, 2025  
Days on Market        5  
Zoning                    Zone 18

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