

## \$439,900 - 8631 76 Street, Edmonton

MLS® #E4455596

**\$439,900**

3 Bedroom, 2.00 Bathroom, 909 sqft

Single Family on 0.00 Acres

Idylwylde, Edmonton, AB

Welcome to this beautifully maintained bungalow in desirable Idylwylde. Close commute to Whyte Avenue, Downtown, shopping and to the miles of gorgeous river valley/ravine. The main floor of this home provides a super functional floor plan, featuring a good sized living room, a dining area/kitchen that provides access to the huge backyard, two good sized bedrooms that share a 4 pce bathroom. The basement is fully finished with a large family room, a second kitchen, a bedroom and 3 pce bathroom. The huge 590m2 yard is fully fenced, has raised gardens and a large storage shed and provide access to the double detached garage.

Built in 1956

### Essential Information

MLS® #	E4455596
Price	\$439,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	909
Acres	0.00
Year Built	1956
Type	Single Family
Sub-Type	Detached Single Family



Style	Bungalow
Status	Active

### Community Information

Address	8631 76 Street
Area	Edmonton
Subdivision	Idylwylde
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 2K1

### Amenities

Amenities	See Remarks
Parking	Double Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Garage Opener, Storage Shed, Window Coverings, Refrigerators-Two, Stoves-Two, Microwave Hood Fan-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Public Transportation, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	September 1st, 2025
Days on Market	2
Zoning	Zone 18

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