



Edmonton **18 Idylwyld** **LP:** **\$439,000**
7616 89 AV NW NW **SP:** **M**

ACTIVE

Type: Detached Single Family
Style: 3 Level Split
Year Built: 1952
Full Baths: 2
Half Baths: 1
Tot A.G. SqFt: 1,247.98
Listing ID#: E4107785
Bdrms Above: 3
Bdrms Total: 5
Basement: Full
Bsmnt Dev: Fully Finished
Tot A.G. SqM: 115.94

LEGAL BASEMENT SUITE! This RENOVATED, 5-BEDROOM home in the quiet community of IDYLWYLDE, conveniently located just a short 5 minute drive from DOWNTOWN. Looking for a CASH-FLOWING investment property? CHECK THIS OUT! The main floor of this 1-1/2 Storey home features naturally bright, freshly painted, Living & Dining rooms, NEW KITCHEN finished w/ Dark Espresso Cabinets, sparkling white QUARTZ-COUNTERTOPS, Granite Sink, & quality (Maytag/Whirlpool) STAINLESS STEEL APPLIANCES. Also on the main is a spare bdrm/office & renovated 4-pc Bathroom w/ new Ceramic Tile & Tub Surround, Vanity, & Glass door shower. Other upgrades include BRAND NEW modern ash-coloured LAMINATE across entire main floor w/ NEW BASEBOARDS & PAINT throughout both upper levels. Upstairs is finished in SOLID OAK HARDWOOD flooring, featuring TWO BEDROOMS, loads of natural light & 2-PC bathroom. LEGAL BASEMENT SUITE features VINYL PLANK & Ceramic tile flooring, 2 more Bedrooms, 4-pc bathroom & FULL KITCHEN w/ BRAND NEW DISHWASHER & FRIDGE.

Directions:

Virtual Tour: <https://www.youtube.com/watch?v=qwuS7ATHCPo&featur> **Brochure:** <https://www.youtube.com/watch?v=qwuS7ATHCPo&featur>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
Baths:	0	1	1	1	0	0	Main:		
Ensuite Baths:		0	0	0	0	0	Uppr:		
Finish Levels:	3						AbGd:		
Fireplace Y/N:							Lowr:		
Fireplace Type:							BlGd:		
Fireplace Fuel:							Total A.G.:	115.94	1,247.98
Parking:									
Garage Dim:									
Prk Encl/Ttl:						/			

Living Room:	3.35 x 4.80	M	Master Bedroom:	3.24 x 4.33	U	Second Kitchen	B
Dining Room:	2.96 x 3.36	M	Bedroom 2:	3.76 x 3.34	U	Second Living Room	B
Kitchen:	3.78 x 2.96	M	Bedroom 3:	3.18 x 3.11	M		
Family Room:			Bedroom 4:		B		
Den:			Bedroom		B		
Bonus Room:							

Flooring: Hardwood, Laminate Flooring, Vinyl Plank
Construction: Wood Frame
Roof: Asphalt Shingles
Exterior: Vinyl
Site Influences: Back Lane, Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Foundation: Concrete
Heating Type: Forced Air-2
Heat Source: Natural Gas
Features: Hot Tub, Hot Water Natural Gas, Laundry-Common, Laundry-In-Suite, Tennis Courts

Goods Included: Dryer, Microwave Hood Fan, Washer, Window Coverings, Refrigerators-Two, Dishwasher-Two, Oven Built-In-Two
Restrictions: None Known

Goods Excluded:

Warranty:

Elem School: <http://rutherford.epsb.ca> **Jr. High School:** <http://kenilworth.epsb.ca> **Sr High School:** <http://mcnally.epsb.ca>

Condo Name:		Condo Fee Incld:	
Condo Fee:			
Floor Location:			
Balcony/Terrace			
HOA Fee:			
Floor Number:			
Unit Exposure:		HOA Fee Incl:	

Total Lot M2: 535.07
Frontage: 14.70
Conform:
Taxes: \$2,978.04 2017
Depth: 36.50
Conform Yr:
Lot Shape: Rectangular
Zoning:
Front Expos: South
Local Improve: