

## \$380,000 - 8671 76 Street, Edmonton

MLS® #E4462608

**\$380,000**

3 Bedroom, 1.00 Bathroom, 1,233 sqft

Single Family on 0.00 Acres

Idylwylde, Edmonton, AB

You™ll fall in love with the view—looking straight down a beautiful Idylwylde street lined with mature trees. This charming semi-bungalow offers the perfect layout, with a bright living room and dining room, kitchen, bedroom, and full bath on the main floor, plus two cozy bedrooms upstairs. The bones are solid, with key updates already in place: WEEPING TILE around the entire basement and a SUMP PUMP for peace of mind. The basement is unfinished, giving you a blank canvas to create additional living space. Outside, enjoy a SPACIOUS YARD and an OVERSIZED DOUBLE GARAGE—perfect for parking, storage, or a future workshop. Living in Idylwylde means quick access to downtown, Whyte Avenue, and the LRT, plus great schools and parks just steps away. With just a little TLC, this home has all the right elements to become something truly special.

Built in 1952

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4462608  |
| Price          | \$380,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,233     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1952                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 1 and Half Storey      |
| Status     | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 8671 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, Dryer, Freezer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                           |
| Stories      | 2                                                                                   |
| Has Basement | Yes                                                                                 |
| Basement     | Full, Unfinished                                                                    |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Stucco       |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco       |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 19                 |
| Zoning         | Zone 18            |

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