

## \$399,900 - 8626 77 Street, Edmonton

MLS® #E4453104

**\$399,900**

2 Bedroom, 2.00 Bathroom, 816 sqft

Single Family on 0.00 Acres

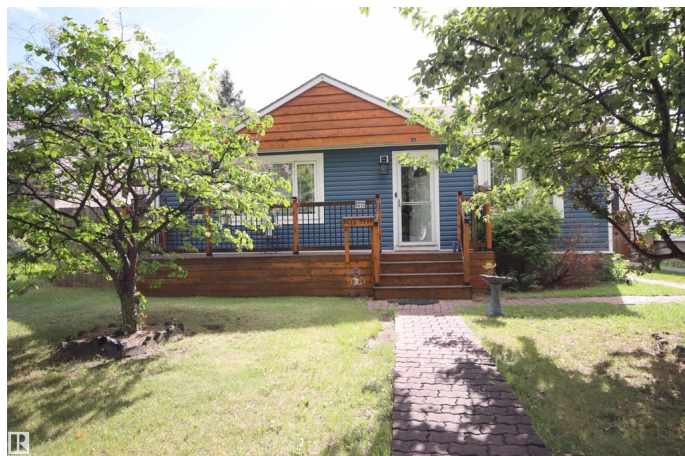
Idylwylde, Edmonton, AB

Charming 2-Bedroom Bungalow with Loads of Potential in a Prime Location This 2-bedroom, 2-bathroom bungalow offers the perfect blend of opportunity and location. Nestled in a highly sought-after neighbourhood, this home is ideal for first-time buyers, handy individuals or investors looking to add value. Inside, you'll find a practical layout with two well-sized bedrooms, a spacious living area, and two full bathrooms â€” a rare find at this price point. While the home needs a bit of your touch, it boasts solid bones and endless potential to personalize or renovate. Outside, enjoy a generous yard, gas bbq hookup, large deck and a double detached garage, all within close proximity to schools, parks, shopping, and transit. Whether you're looking to renovate to create your dream home, or add to your investment portfolio, this property is a smart buy in an unbeatable location. Don't miss this opportunity â€” a little work will go a long way!

Built in 1952

### Essential Information

MLS® #	E4453104
Price	\$399,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	816
Acres	0.00
Year Built	1952
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	8626 77 Street
Area	Edmonton
Subdivision	Idylwylde
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 2L8

### Amenities

Amenities	Deck, Detectors Smoke, No Smoking Home
Parking	Double Garage Detached, RV Parking

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Fan-Ceiling, Garage Control, Garage Opener, Washer, Window Coverings, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed August 15th, 2025

Zoning Zone 18

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Listing information last updated on August 15th, 2025 at 5:32pm MDT