# \$859,999 - 7607 98 Avenue, Edmonton

MLS® #E4436269

#### \$859.999

4 Bedroom, 4.00 Bathroom, 1,984 sqft Single Family on 0.00 Acres

Holyrood, Edmonton, AB

Stunning modern infill in sought-after Holyrood! This 2-storey skinny home offers 3 bedrooms, 3 full bathrooms, and a fully finished basement with a 2-bedroom legal suiteâ€"ideal for rental income or extended family. The main floor features an open-concept layout with a sleek kitchen, large windows, and a flex bedroom/office. Upstairs includes a spacious primary suite with ensuite, plus two bedrooms and full bath. The legal basement suite has its own entrance, kitchen, laundry, and separate utilities. Located on a quiet street near schools, parks, the LRT, and minutes from Downtown. A perfect blend of style, space, and investment potential!



#### **Essential Information**

MLS® # E4436269 Price \$859,999

Bedrooms 4

Bathrooms 4.00

Full Baths 4

Square Footage 1,984

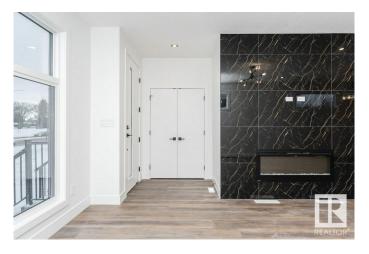
Acres 0.00 Year Built 2024

Type Single Family

Sub-Type Detached Single Family







Style 2 Storey
Status Active

# **Community Information**

Address 7607 98 Avenue

Area Edmonton
Subdivision Holyrood
City Edmonton
County ALBERTA

Province AB

Postal Code T6A 0B3

#### **Amenities**

Amenities Ceiling 9 ft., Deck, No Animal Home, No Smoking Home, HRV System

Parking Double Garage Detached

## Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan,

Humidifier-Power(Furnace), Oven-Built-In, Refrigerator, Stove-Electric,

Washer

Heating Forced Air-2, Natural Gas

Stories 3
Has Suite Yes
Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Vinyl, Stucco

Exterior Features Flat Site, Playground Nearby, Public Transportation, Schools, Shopping

Nearby

Roof Asphalt Shingles
Construction Wood, Vinyl, Stucco
Foundation Concrete Perimeter

## **Additional Information**

Date Listed May 14th, 2025

Days on Market 54

Zoning Zone 18

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Listing information last updated on July 7th, 2025 at 12:17am MDT