# \$804,998 - 7607 98 Avenue, Edmonton

MLS® #E4436269

#### \$804,998

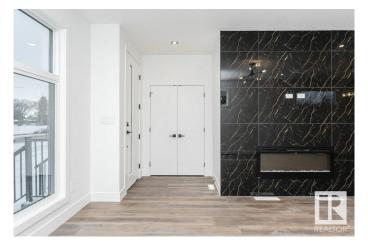
4 Bedroom, 4.00 Bathroom, 1,984 sqft Single Family on 0.00 Acres

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!







Built in 2024

#### **Essential Information**

MLS® #	E4436269
Price	\$804,998
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	1,984
Acres	0.00
Year Built	2024
Туре	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

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fa Humidifier-Power(Furnace), Oven-Built-In, Refrigerator, Stove-Electr 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	81
Zoning	Zone 18

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Listing information last updated on August 3rd, 2025 at 10:17am MDT