

# \$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 suite—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
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	80
Zoning	Zone 18

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