\$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

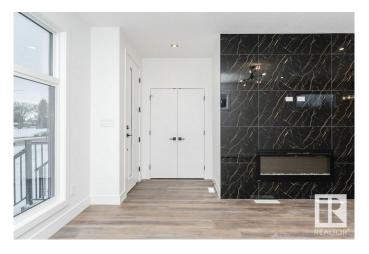
Acres 0.00 Year Built 2024

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 55

Zoning Zone 18

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 8th, 2025 at 10:18am MDT