

# \$589,995 - 6811 98a Avenue, Edmonton

MLS® #E4434359

**\$589,995**

4 Bedroom, 3.00 Bathroom, 1,271 sqft  
Single Family on 0.00 Acres

Terrace Heights (Edmonton), Edmonton, AB

**SHOW STOPPER!!!** Top to bottom, no detail has been ignored in this professionally renovated, immaculate & spacious bungalow situated in a quiet cul-de-sac. This home is loaded with special features from the stone, feature wall in the living room, expansive kitchen with butler's pantry and loads of cabinet space. The beautiful design details in the bedrooms, bathrooms and common spaces create a calm and inviting home for any buyer. The serene feel of this home carries on into the basement with a hand crafted bar, 4 piece bath, entertainment area and two bedrooms. The exterior was upgraded with premium vinyl siding installed with R6 Insulation (2017), new windows (2013), and shingles (2016). The furnace is a hybrid forced air/boiler with on demand hot water, and the home has central air-conditioning! The backyard is low maintenance with lots of mature trees for aesthetics and privacy. Don't wait, this gem of a home won't last long!!!!

Built in 1960

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4434359  |
| Price     | \$589,995 |
| Bedrooms  | 4         |
| Bathrooms | 3.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 1,271                  |
| Acres          | 0.00                   |
| Year Built     | 1960                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 6811 98a Avenue            |
| Area        | Edmonton                   |
| Subdivision | Terrace Heights (Edmonton) |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T6A 0B9                    |

### Amenities

|           |   |
|-----------|---|
| Amenities | On Street Parking, No Animal Home, No Smoking Home, Wet Bar |
| Parking   | Heated, Single Garage Detached                              |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Wine/Beverage Cooler, TV Wall Mount, Garage Heater |
| Heating           | Fan Coil, Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Vinyl   |
| Exterior Features | Back Lane, Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Vinyl   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 3rd, 2025

Days on Market                65

Zoning                            Zone 19

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Listing information last updated on July 7th, 2025 at 4:32am MDT