

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

MLS® #E4436269

## \$804,998

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

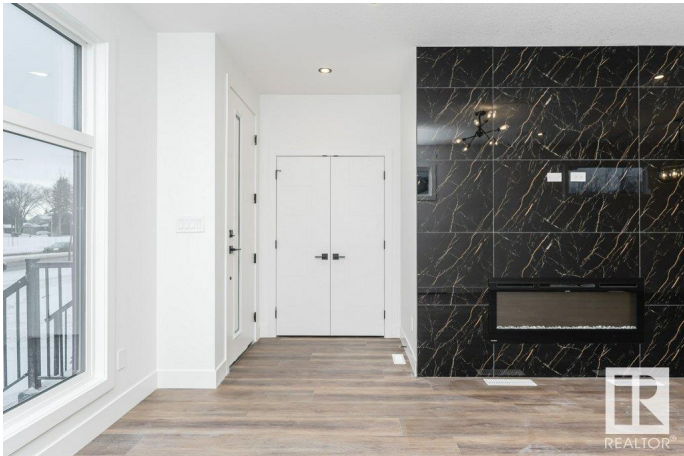
Holyrood, Edmonton, AB

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 | 105            |
| Zoning         | Zone 18        |

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Listing information last updated on August 27th, 2025 at 12:17pm MDT