

## \$499,900 - 7708 98a Avenue, Edmonton

MLS® #E4461824

**\$499,900**

3 Bedroom, 2.00 Bathroom, 1,078 sqft

Single Family on 0.00 Acres

Forest Heights (Edmonton), Edmonton, AB

Rare lot location facing onto a green space. Minutes to downtown. Ideal location for a re-build or a renovation. 3 bedrooms, 2 bathrooms. Well cared for property in a prime peaceful location facing a green space. The main floor has a large living room, kitchen, dining area and 2 bedrooms and a main floor bathroom. The basement has a large family room with a bedroom, bathroom, 2 storage rooms and the utility room. The home has been well cared for and is original in present state. The furnace and water heater are newer. The yard is meticulously cared for with steel fencing and a large double car garage. Neighbourhood shows pride of ownership.

Built in 1957

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4461824               |
| Price          | \$499,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,078                  |
| Acres          | 0.00                   |
| Year Built     | 1957                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |



|        |          |
|--------|----------|
| Style  | Bungalow |
| Status | Active   |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 7708 98a Avenue           |
| Area        | Edmonton                  |
| Subdivision | Forest Heights (Edmonton) |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6C 0C5                   |

### Amenities

|                |                                                                                                                |
|----------------|----------------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Patio, See Remarks |
| Parking Spaces | 4                                                                                                              |
| Parking        | Double Garage Detached                                                                                         |

### Interior

|              |                                                                                                                   |
|--------------|-------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, See Remarks |
| Heating      | Forced Air-1, Natural Gas                                                                                         |
| Stories      | 2                                                                                                                 |
| Has Basement | Yes                                                                                                               |
| Basement     | Full, Finished                                                                                                    |

### Exterior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                              |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Park/Reserve, Paved Lane, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                          |
| Construction      | Wood, Stucco                                                                                              |
| Foundation        | Concrete Perimeter                                                                                        |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2025 |
| Days on Market | 26                 |
| Zoning         | Zone 19            |

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Listing information last updated on November 4th, 2025 at 11:32pm MST