

Courtesy Of Jessie S Sahota Of Liv Real Estate

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

MLS® #E4436269

**\$804,998**

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

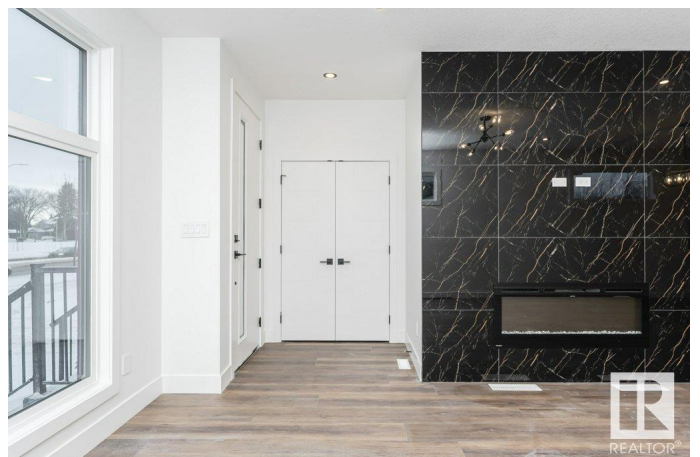
Holyrood, Edmonton, AB

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 81  
Zoning Zone 18

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Listing information last updated on August 3rd, 2025 at 1:32am MDT