

Courtesy Of Jessie S Sahota Of Liv Real Estate

## \$859,999 - 7607 98 Avenue, Edmonton

MLS® #E4419527

**\$859,999**

3 Bedroom, 3.00 Bathroom, 1,984 sqft

Single Family on 0.00 Acres

Holyrood, Edmonton, AB

Welcome to Holyrood! This home is sure to impress boasting 1984 sqft of well designed living space a fully finished legal suite basement and detached double car garage. As you enter the main floor you will notice the abundant natural light flooding the home, beautiful LVP flooring and a large chefs kitchen. Heading up the light up staircase you will find 3 good size bedrooms with a central bonus room and laundry room. In the basement you will find a 2 bedroom legal suite ready to be rented out!

Built in 2024

### Essential Information

MLS® #	E4419527
Price	\$859,999
Bedrooms	3
Bathrooms	3.00
Full Baths	3
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., Hot Water Natural Gas, No Animal Home, No Smoking Home, Infill Property, HRV System
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Builder Appliance Credit
Heating	Forced Air-2, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Metal, Vinyl, Stucco
Exterior Features	Back Lane, Flat Site, Park/Reserve, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Metal, Vinyl, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	January 29th, 2025
Days on Market	91
Zoning	Zone 18

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Listing information last updated on April 30th, 2025 at 4:17pm MDT