

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 | 65                 |
| Zoning         | Zone 18            |

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Listing information last updated on April 4th, 2025 at 9:02am MDT