

## \$589,995 - 6811 98a Avenue, Edmonton

MLS® #E4434359

**\$589,995**

4 Bedroom, 3.00 Bathroom, 1,271 sqft

Single Family on 0.00 Acres

Terrace Heights (Edmonton), Edmonton, AB

**SHOW STOPPER!!!** Top to bottom, no detail has been ignored in this professionally renovated, immaculate & spacious bungalow situated in a quiet cul-de-sac. This home is loaded with special features from the stone, feature wall in the living room, expansive kitchen with butler's pantry and loads of cabinet space. The beautiful design details in the bedrooms, bathrooms and common spaces create a calm and inviting home for any buyer. The serene feel of this home carries on into the basement with a hand crafted bar, 4 piece bath, entertainment area and two bedrooms. The exterior was upgraded with premium vinyl siding installed with R6 Insulation (2017), new windows (2013), and shingles (2016). The furnace is a hybrid forced air/boiler with on demand hot water, and the home has central air-conditioning! The backyard is low maintenance with lots of mature trees for aesthetics and privacy. Don't wait, this gem of a home won't last long!!!!

Built in 1960

### Essential Information

MLS® #	E4434359
Price	\$589,995
Bedrooms	4
Bathrooms	3.00



Full Baths	3
Square Footage	1,271
Acres	0.00
Year Built	1960
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	6811 98a Avenue
Area	Edmonton
Subdivision	Terrace Heights (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6A 0B9

### Amenities

Amenities	On Street Parking, No Animal Home, No Smoking Home, Wet Bar
Parking	Heated, Single Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Wine/Beverage Cooler, TV Wall Mount, Garage Heater
Heating	Fan Coil, Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 3rd, 2025

Days on Market                45

Zoning                            Zone 19

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