

## \$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	2
Zoning	Zone 19

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Listing information last updated on October 12th, 2025 at 1:47am MDT