

Courtesy Of David Chmiel Of Sweetly

## \$575,000 - 6916 98a Avenue, Edmonton

MLS® #E4428877

### \$575,000

5 Bedroom, 2.00 Bathroom, 1,289 sqft  
Single Family on 0.00 Acres

Terrace Heights (Edmonton), Edmonton, AB

Located in the highly desirable community of Terrace Heights, this beautifully maintained bungalow offers comfort, style, and modern upgraded! Upon entering, you'll be welcomed by a bright and airy living room that seamlessly flows into the dining area. The large kitchen is a features upgraded granite countertops and stainless steel appliances. The main floor boasts 3 generous-sized bedrooms and a well-appointed 4-piece bathroom. The basement hosts a large recreational room, 2 bedrooms, laundry area, and 3pc piece bathroom. Upgrades include; new exterior insulation, new main floor windows and doors, a new roof (2016), new furnace (2016) and hot water tank (2021). These updates provide peace of mind and energy efficiency for years to come. Step outside to the stunning backyard, complete with a new fence (2022) offering privacy and a safe space for kids or pets to play. The double detached garage (22x22) is perfect for keeping your vehicles sheltered or for extra storage needs.

Built in 1959

### Essential Information

MLS® #	E4428877
Price	\$575,000
Bedrooms	5



Bathrooms	2.00
Full Baths	2
Square Footage	1,289
Acres	0.00
Year Built	1959
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	6916 98a Avenue
Area	Edmonton
Subdivision	Terrace Heights (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6A 0C1

### **Amenities**

Amenities	No Animal Home, No Smoking Home
Parking	Double Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Window Coverings
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Forest Heights School
Middle	Hardisty School
High	McNally School

### **Additional Information**

Date Listed      April 3rd, 2025

Days on Market    8

Zoning             Zone 19

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 11th, 2025 at 6:32pm MDT