

## \$725,000 - 6807 98a Avenue, Edmonton

MLS® #E4462735

**\$725,000**

4 Bedroom, 3.00 Bathroom, 1,193 sqft

Single Family on 0.00 Acres

Terrace Heights (Edmonton), Edmonton, AB

This beautifully renovated mid-century bungalow offers nearly 2,400 sq. ft. of finished living space in the highly desirable community of Terrace Heights. Designed for both style and function, the home features a modern open-concept floor plan with premium upgrades throughout. The main floor showcases a chef's kitchen with a large quartz island, upgraded stainless steel appliances, contemporary cabinetry, luxury vinyl plank flooring, designer lighting, and all-new doors and finishes. Expansive windows bring in abundant natural light, creating a warm and inviting atmosphere. The main level includes 2 spacious bedrooms and 2 fully remodeled bathrooms, each appointed with high-end fixtures and finishes. The professionally developed basement adds substantial living space, featuring 2 additional bedrooms, a full bathroom, a large family room and a dedicated storage area—perfect for organization or seasonal use. Located within walking distance to schools, shopping, parks and public transit.

Built in 1960

### Essential Information

MLS® # E4462735

Price \$725,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,193                  |
| Acres          | 0.00                   |
| Year Built     | 1960                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 6807 98a Avenue            |
| Area        | Edmonton                   |
| Subdivision | Terrace Heights (Edmonton) |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T6A 0B9                    |

### Amenities

|           |                                        |
|-----------|----------------------------------------|
| Amenities | No Animal Home, No Smoking Home        |
| Parking   | Single Carport, Single Garage Detached |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                        |
| Stories           | 2                                                                |
| Has Basement      | Yes                                                              |
| Basement          | Full, Finished                                                   |

### Exterior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                   |
| Exterior Features | Fenced, Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                              |
| Construction      | Wood, Vinyl                                                                                                   |
| Foundation        | Concrete Perimeter                                                                                            |

**Additional Information**

Date Listed           October 19th, 2025  
Days on Market     12  
Zoning                Zone 19

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