

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

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Listing information last updated on April 11th, 2025 at 8:32am MDT