

\$449,000 - 6807 98a Avenue, Edmonton

MLS® #E4439413

\$449,000

4 Bedroom, 2.00 Bathroom, 1,193 sqft

Single Family on 0.00 Acres

Terrace Heights (Edmonton), Edmonton, AB

Welcome to this solid 3 bedroom, 2 bathroom home offering 1192 sq. ft of comfortable living space, plus a fully finished basement for added versatility. Located in Terrace Heights with fantastic access to downtown/Wayne Gretzky Dr., close to all everyday amenities and steps from Caraway School - this home combines convenience with great potential. The upgraded exterior features eye-catching stone accents (2014) and a single garage with attached carport for extra parking or storage. While the interior awaits updates to match your style, the layout, location, strong bones and these key updates - NEW Furnace (2025) Hot Water Tank (2022) Stone & Stucco exterior (2014) windows (2010) exterior window caps (2014) make this the perfect first time buyer home - affordable, functional and full of potential! Some photos have been virtually staged to help you envision how you own belongings and lifestyle could fit into your first home.

Built in 1960

Essential Information

| | |
|-----------|-----------|
| MLS® # | E4439413 |
| Price | \$449,000 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |



| | |
|----------------|------------------------|
| Full Baths | 2 |
| 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 | Detectors Smoke |
| Parking Spaces | 2 |
| Parking | Single Garage Detached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Brick Facing |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stone, Stucco |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Stucco |

Foundation Concrete Perimeter

Additional Information

Date Listed May 29th, 2025

Days on Market 19

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 June 17th, 2025 at 8:32am MDT