

## \$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                7

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 5th, 2025 at 6:02pm MDT