

Courtesy Of Justin D Layton Of RE/MAX River City

## **\$615,000 - 7524 98a Avenue, Edmonton**

MLS® #E4424087

**\$615,000**

5 Bedroom, 2.50 Bathroom, 1,294 sqft  
Single Family on 0.00 Acres

Forest Heights (Edmonton), Edmonton, AB

This fully upgraded centrally located home in the fantastic neighbourhood of Forest Heights is truly a MUST SEE! Approximately 2245 Sq. Ft. of fully finished living space including: 4 MAIN FLOOR BEDROOMS, PLUS A 5TH BEDROOM IN THE FINISHED BASEMENT, 2 full bathrooms and a 2-piece ensuite, all beautifully renovated, an open concept kitchen, living room & dining room with GORGEOUS OPEN BEAM CEILING. The kitchen features stainless steel appliances, gas stove, quartz countertops, recessed LED lighting, under cabinet LED lighting, Dalton custom cabinets, tile backsplash, and a farmhouse style stainless steel sink. ENGINEERED HARDWOOD FLOORING is found throughout the main floor living area, & carpet in the bedrooms. Tons of natural light shine from the numerous windows & MUDROOM WITH BUILT-IN STORAGE completes the main floor. The finished basement features a massive family room, wet-bar, fireplace, and a soundproof music room! The backyard has a deck, 8 FT. WET/DRY BARREL SAUNA, tons of space, plus RV parking.

Built in 1962

### **Essential Information**

MLS® #

E4424087



Price	\$615,000
Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,294
Acres	0.00
Year Built	1962
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	7524 98a Avenue
Area	Edmonton
Subdivision	Forest Heights (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6A 0C4

### Amenities

Amenities	Deck, No Smoking Home, Open Beam, Vinyl Windows, Wet Bar, See Remarks
Parking Spaces	3
Parking	Front Drive Access, RV Parking, Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Woodstove
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Park/Reserve, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	EPDM Membrane
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Forest Heights School
Middle	Hardisty School
High	McNally School

### **Additional Information**

Date Listed	March 5th, 2025
Days on Market	9
Zoning	Zone 19

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