

## \$449,999 - 6703 98 Avenue, Edmonton

MLS® #E4446643

**\$449,999**

4 Bedroom, 2.00 Bathroom, 1,068 sqft

Single Family on 0.00 Acres

Ottewell, Edmonton, AB

Flooded with natural light and full of charm, this 4-level split brings the vibes! Vaulted ceilings and big windows make the main floor shine, with a sunny living room that flows into the dining space and bright, functional kitchen. Upstairs offers three roomy bedrooms and a stylish 3-piece bath. Need more space? The lower level has another big living room, an extra bedroom, and a second 3-piece bath—perfect for guests or teens who want their own zone. Downstairs you'll find an office/den, laundry, storage, and even a wine room (yes, really!). The sunny south-facing yard is a total retreat with lush gardens, private patios, and room to relax. Recent upgrades? You bet—AC, furnace, HWT, roof, windows, and appliances. Bonus: single detached garage. Located in desirable Ottewell, close to all amenities!

Built in 1959

### Essential Information

MLS® #	E4446643
Price	\$449,999
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,068
Acres	0.00



Year Built	1959
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	6703 98 Avenue
Area	Edmonton
Subdivision	Ottewell
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6A 0A4

### **Amenities**

Amenities	Air Conditioner, Patio, Vaulted Ceiling
Parking	Over Sized, Single Garage Detached

### **Interior**

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings, Wine/Beverage Cooler
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 9th, 2025
Days on Market	3
Zoning	Zone 18

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