

Courtesy Of Carlos Rodriguez Of YEGPro Realty

## **\$399,999 - 7311 98 Avenue Nw, Edmonton**

MLS® #E4249017

### **\$399,999**

4 Bedroom, 2.00 Bathroom, 1,174 sqft  
Single Family on 0.00 Acres

Ottewell, Edmonton, AB

First time home buyer or investor alert!!  
Meticulously cared for bungalow by ORIGINAL OWNER in sought after Ottewell neighbourhood. This home has many recent upgrades including new shingles, furnace, nest thermostat, HWT, & 2 sump pumps in adjacent corners of the house (2020). New big vinyl windows let in tons of natural light and showcase the unique tile floors throughout, also in excellent condition. The kitchen has been updated with white tile backsplash, new electric stove & dishwasher. There are 3 generously sized bedrooms on the main floor with a 2pc ensuite. A separate back entrance to downstairs utility/laundry room with plenty of storage space plus a sink & gas line (think gas stove for second kitchen). A huge family room plus 2 additional rooms. South facing back yard has a single garage as well as handyman workshop which could be converted into a double garage with back alley access. SO much to offer just minutes to Downtown, Walmart & shopping centre, library, transit, schools, parks & more!

Built in 1959

### **Essential Information**

MLS® #	E4249017
Price	\$399,999



Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,174
Acres	0.00
Year Built	1959
Type	Single Family
Sub-Type	Residential Detached Single Family
Style	Bungalow
Status	ACTIVE
Zone	Zone 18

### **Community Information**

Address	7311 98 Avenue Nw
Area	Edmonton
Subdivision	Ottewell
City	Edmonton
County	ALBERTA
State	AB
Zip Code	T6A 0A8

### **Amenities**

Features	No Animal Home, No Smoking Home, Parking-Extra, R.V. Storage
Parking	Single Garage Detached
# of Garages	1

### **Interior**

Interior	Ceramic Tile, Non-Ceramic Tile
Interior Features	Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1
# of Stories	2
Has Basement	Yes
Basement	Full, Fully Finished

### **Exterior**

Exterior	Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool,

Public Transportation, Schools, Shopping Nearby, Ski Hill

Roof	Asphalt Shingles
Construction	Wood Frame
Foundation	Concrete

### **School Information**

Elementary	St. Brendan, Clare Tyner
Middle	Ottewell Jr. High
High	Austin O'Brien

### **Additional Information**

Date Listed	June 10th, 2021
-------------	-----------------

Data is deemed reliable but is not guaranteed accurate by the REALTORS® Association of Edmonton. Copyright 2021 by the REALTORS® Association of Edmonton. All rights reserved.

Listing information last updated on June 19th, 2021 at 10:16pm MDT