

Courtesy Of Mina D Gayed Of Mozaic Realty Group

## \$419,900 - 6507 98 Avenue, Edmonton

MLS® #E4459878

**\$419,900**

4 Bedroom, 2.50 Bathroom, 1,281 sqft

Single Family on 0.00 Acres

Ottewell, Edmonton, AB

Welcome to this well-kept 1282 sq.ft. bungalow in desirable Ottewell! Featuring 4 bedrooms and 2.5 bath including primary bedroom ensuite, this home offers incredible space & potential sitting on a large 51 foot lot. The bright living & dining area boasts vaulted ceilings & a built-in china cabinet, adding charm & character. The basement expands your living options with SIDE ENTRY access to large family room, rec room, laundry/storage & a cozy stone-faced wood burning fireplace. Enjoy a sunny south-facing backyard—perfect for gardening, BBQs, or relaxing—complete with patio, fire pit, RV pad, and insulated double garage with newer roof, all within a private fenced yard. Major updates include furnace & HWT for peace of mind. With excellent curb appeal, functional living space, and a prime location near schools, shopping & parks, this property offers outstanding value and is ready for your personal touch. A fantastic opportunity in one of Edmonton's most sought-after community!



Built in 1961

### Essential Information

MLS® # E4459878

Price \$419,900

|                |                        |
|----------------|------------------------|
| Lease Rate     | \$16                   |
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,281                  |
| Acres          | 0.00                   |
| Year Built     | 1961                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 6507 98 Avenue |
| Area        | Edmonton       |
| Subdivision | Ottewell       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6A 0A4        |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Amenities      | Fire Pit, Patio, Vaulted Ceiling   |
| Parking Spaces | 4                                  |
| Parking        | Double Garage Detached, Over Sized |

### Interior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                            |
| Appliances        | Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                   |
| Fireplace         | Yes                                                                                                         |
| Fireplaces        | Brick Facing                                                                                                |
| Stories           | 2                                                                                                           |
| Has Basement      | Yes                                                                                                         |
| Basement          | Full, Finished                                                                                              |

### Exterior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                                            |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                               |
| Construction      | Wood, Stucco, Vinyl                                                                                            |
| Foundation        | Concrete Perimeter                                                                                             |

### **School Information**

|            |                    |
|------------|--------------------|
| Elementary | Clara Tyner School |
| Middle     | Ottewell School    |
| High       | McNally School     |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 27th, 2025 |
| Days on Market | 13                   |
| Zoning         | Zone 18              |

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Listing information last updated on October 10th, 2025 at 2:32am MDT