

\$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	5
Zoning	Zone 18

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Listing information last updated on July 14th, 2025 at 10:17am MDT