

## \$299,900 - 10939 98 Street, Edmonton

MLS® #E4424399

### \$299,900

5 Bedroom, 2.00 Bathroom, 1,227 sqft  
Single Family on 0.00 Acres

Mccauley, Edmonton, AB

Location, location, location. This raised bungalow is blocks from the Ice District, Kingsway Mall, The Coliseum and The Royal Alex Hospital. Plus a variety of shops, restaurants, schools, public transportation and parks. This property is divided into 3 rental suites. All tenants are currently month to month. The main floor has a 2 bedroom suite with eat-in kitchen. A separate 1 bedroom suite with its own private kitchen space. Both main floor suites share a common bathroom. The basement has separate entrances on the front and back of the house. The suite is a 2 bedroom with kitchen, spacious living room and private bathroom. All suites share the laundry room in the basement. Upgrades include new flooring, vinyl windows and roof approx 5 yrs ago. 2 furnaces and an upgraded HWT. There is plenty of parking both in front of the house and behind off the back lane. This is a perfect investment opportunity.

Built in 1961

### Essential Information

MLS® #	E4424399
Price	\$299,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2



Square Footage	1,227
Acres	0.00
Year Built	1961
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	10939 98 Street
Area	Edmonton
Subdivision	Mccauley
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 2P7

### **Amenities**

Amenities	Off Street Parking, Vinyl Windows
Parking Spaces	4
Parking	Rear Drive Access, Stall

### **Interior**

Appliances	Refrigerator, Stacked Washer/Dryer, Stove-Electric, See Remarks, Refrigerators-Two, Stoves-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Level Land, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed March 6th, 2025

Days on Market 8

Zoning Zone 13

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