# \$2,450,000 - 10648 79 Street, Edmonton

MLS® #E4434791

#### \$2,450,000

1 Bedroom, 3.50 Bathroom, 4,862 sqft Single Family on 0.00 Acres

Forest Heights (Edmonton), Edmonton, AB

The quality and location you would expect when a multi-million-dollar home builder builds a 4 plex. Over 100K in Upgrades including: Walkout Basement, Upgraded Windows, Commercial grade vinyl flooring, Upgraded tile package, Quartz counter tops, upgraded cabinetry, Iron Elements railing, and MUCH more! Proudly built by Varsity Homes Ltd. Be the landlord that rents for the most in the high desirable neighborhood of Forest Heights. One house away from Rowland Rd with ample parking in front of house. This project qualifies for CMHC MLI select. This project also has separate electrical, gas and water meters as per MLI select requirements. approximate 6.0 R<sub>0</sub>I



Built in 2025

#### **Essential Information**

MLS® # E4434791

Price \$2,450,000

Bedrooms 1

Bathrooms 3.50

Full Baths 3
Half Baths 1

Square Footage 4,862

Acres 0.00 Year Built 2025 Type Single Family

4PLEX Sub-Type

Style 2 Storey

Status Active

## **Community Information**

Address 10648 79 Street

Area Edmonton

Subdivision Forest Heights (Edmonton)

City Edmonton **ALBERTA** County

**Province** AB

Postal Code T6A 3H4

#### **Amenities**

**Amenities** Carbon Monoxide Detectors,

**Parking** Single Garage Detached

### Interior

Interior Features ensuite bathroom

Dishwasher-Built-In, Dryer, R **Appliances** 

Heating Forced Air-1, Natural Gas

**Stories** 3

Has Suite Yes

Has Basement Yes

**Basement** Full, Finished

#### **Exterior**

Exterior Wood, Vinyl, Hardie Board Siding

**Exterior Features** Public Transportation, Schools, Shopping Nearby

Roof **Asphalt Shingles** 

Construction Wood, Vinyl, Hardie Board Siding

Concrete Perimeter Foundation

#### Additional Information

Date Listed May 6th, 2025

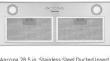
Days on Market 6

Zoning Zone 19 Appliances
Forest Heights



Samsung 28-inch W 15 cu. ft. Bottom Freezer Refrigerator in Stainless Steel, Counter Depth Model # RL1505SBASR





Range Hood 280 CFM





Samsung Front Load Washer & Dryer

Finishes are subject to change based on availability, Builder reserves the right to change to finishes of equal or higher value

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF

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Listing information last updated on May 12th, 2025 at 1:02am MDT