

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

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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 ROI



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  
 Sub-Type 4PLEX  
 Style 2 Storey  
 Status Active

# Appliances

## Forest Heights

### Community Information

Address 10648 79 Street  
 Area Edmonton  
 Subdivision Forest Heights (Edmonton)  
 City Edmonton  
 County ALBERTA  
 Province AB  
 Postal Code T6A 3H4

### Amenities

Amenities Carbon Monoxide Detectors,  
 Parking Single Garage Detached

### Interior

Interior Features ensuite bathroom  
 Appliances Dishwasher-Built-In, Dryer, R  
 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  
 Foundation Concrete Perimeter

### Additional Information

Date Listed May 6th, 2025  
 Days on Market 31  
 Zoning Zone 19



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



Ancona 28.5 in. Stainless Steel Ducted Insert Range Hood 280 CFM



Samsung 30" 6.0 Cu. Ft. Fan Convection 5-Burner Slide-In Gas Range (NX60T6311SS/AA)



Samsung 24" 55dB Built-In Dishwasher (DW80R2031US/AC)



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.

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Listing information last updated on June 6th, 2025 at 4:02am MDT