

# \$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 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 4  
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 (NX60T8311SS/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.

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

EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 10th, 2025 at 9:17pm MDT