

\$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 multi family project. 8 plex with 4 basement suites (1 bedroom) 2(3) bedroom and 2 (2) bedroom) above grade. Over 100K in Upgrades including: Walkout Basement, Upgraded Windows, Commercial grade vinyl flooring, Upgraded tile package, Quartz counter tops, upgraded cabinetry, 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

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 41
Zoning Zone 19

Appliances

Forest Heights



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



Samsung 30" 6.0 Cu. Ft. Fan Convection 5-Burner Slide-In Gas Range (NX60T8311SS/AA)



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 June 16th, 2025 at 11:18am MDT