# \$2,350,000 - 10648 79 Street, Edmonton

MLS® #E4451703

#### \$2,350,000

4 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 bed) 2 (3 bed) and 2 (2 bedroom) above grade. Over 100K in upgrades including Walkout basement, upgraded Windows, vinyl flooring, upgraded tile package, quartz, countertops and MUCH more. Proudly built by Varsity Homes Ltd.. Be the landlord that rents for the most in the 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 adn water meters as per MLI select requirements. Approximate 6.0% ROI.

Built in 2025

#### **Essential Information**

MLS® # E4451703

Price \$2,350,000

Bedrooms 4

Bathrooms 3.50

Full Baths 3

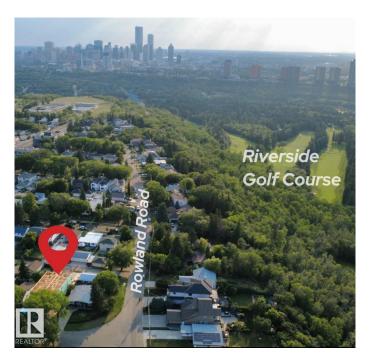
Half Baths 1

Acres

Square Footage 4,862

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 T6H 3H4

#### **Amenities**

Amenities Ceiling 9 ft., Infill Property
Parking Quad or More Detached

### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Refrigerator, Stove-Countertop Gas, Washer

Heating Forced Air-1, Natural Gas

Stories 3

Has Suite Yes

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed August 7th, 2025

Days on Market 89

Zoning Zone 19

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