

# \$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

# 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	58
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 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.

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Listing information last updated on July 3rd, 2025 at 12:48pm MDT