

\$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
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	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	99
Zoning	Zone 19

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 November 13th, 2025 at 9:17pm MST