

# \$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 | 80               |
| 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 October 26th, 2025 at 8:02am MDT