

## **\$469,900 - 10532 79 Street, Edmonton**

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MLS® #E4428472

**\$469,900**

4 Bedroom, 2.00 Bathroom, 1,001 sqft

Single Family on 0.00 Acres

Forest Heights (Edmonton), Edmonton, AB

INVESTOR ALERT!! BUNGALOW HOUSE ON A HUGE LOT IN NEIGHBOURHOOD OF FOREST HEIGHTS. HOUSE OFFERS TWO BEDROOMS ONE FULL WASHROOM HUGE LIVING ROOM, KITCHEN AND A DINING AREA ON MAIN FLOOR. RECENTLY RENOVATED BASEMENT OFFERS TWO BEDROOMS WITH A WASHROOM AND KITCHEN WITH A LIVING AREA. BASEMENT ALSO HAVE SEPARATE ENTRANCE. THE HOUSE ALSO OFFERS DETACHED DOUBLE OVERSIZE GARAGE. HUGE BACKYARD WITH A SPACIOUS COVERD DECK TO ENJOY SUMMER BBQ. MINUTES AWAY FROM DOWNTOWN VALLEY AND RIVER. RECENT RENOVATIONS INCLUDE SHINGLES AND DECK ROOF CHANGED RECENTLY ALONG WITH THE HOT WATER TANK. PERFECT LOCATION AND LOT FOR INFILL AND BUILDING A NEW HOUSE.



Built in 1954

### **Essential Information**

MLS® #	E4428472
Price	\$469,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,001

Acres	0.00
Year Built	1954
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	10532 79 Street
Area	Edmonton
Subdivision	Forest Heights (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6A 3H3

### Amenities

Amenities	See Remarks
Parking	Double Garage Detached

### Interior

Appliances	Dryer, Garage Opener, Refrigerator, Washer, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, See Remarks

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 1st, 2025
Days on Market	35
Zoning	Zone 19

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