

## \$489,900 - 10532 79 Street, Edmonton

MLS® #E4428472

**\$489,900**

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          | \$489,900 |
| 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 | 2               |
| Zoning         | Zone 19         |

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Listing information last updated on April 3rd, 2025 at 7:17pm MDT