# \$649,888 - 7815 103 Avenue, Edmonton

MLS® #E4430407

#### \$649,888

6 Bedroom, 2.00 Bathroom, 1,283 sqft Single Family on 0.00 Acres

Forest Heights (Edmonton), Edmonton, AB

Incredible opportunity on a massive 730 mÂ<sup>2</sup> (~7859 sq.ft.) RS-zoned corner lot in sought-after Forest Heightsâ€"just steps from Edmonton's iconic river valley trail system and only 5 minutes to downtown. This well-maintained up/down duplex features two self-contained suites with private/separate entrances, 2 newer furnaces, hot water tank, and newer shingles on both the house and garage. Upstairs boasts a modernized kitchen, updated linoleum, and newer carpet; lower suite offers new carpeting /vinyl plank flooring and a bright, spacious layout. Ideal for investors, multi-generational living, or those looking to live in one unit and rent out the other. The large lot and corner frontage also make it highly attractive to developers seeking infill/multi-family potential in a premier location. Surrounded by schools, parks, and transit, this property offers long-term upside in one of Edmonton's most connected communities. **HURRY!** 

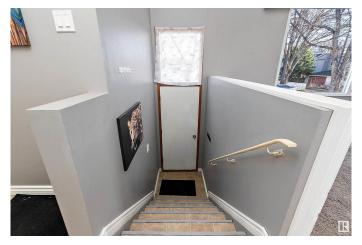
Built in 1970

## **Essential Information**

MLS® # E4430407 Price \$649,888

Bedrooms 6 Bathrooms 2.00







Full Baths 2

Square Footage 1,283 Acres 0.00

Year Built 1970

Type Single Family

Sub-Type Duplex Up And Down

Style Bi-Level Status Active

## **Community Information**

Address 7815 103 Avenue

Area Edmonton

Subdivision Forest Heights (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T6A 0V8

#### **Amenities**

Amenities Detectors Smoke, No Animal Home, No Smoking Home, Vaulted

Ceiling, See Remarks

Parking Spaces 4

Parking Double Garage Detached

Interior

Appliances Dishwasher-Built-In, Dryer, Hood Fan, Microwave Hood Fan, Washer,

Refrigerators-Two, Stoves-Two

Heating Forced Air-2, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Brick, Stucco

Exterior Features Corner Lot, Fenced, Flat Site, Low Maintenance Landscape, Playground

Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, Brick, Stucco

Foundation Concrete Perimeter

#### **School Information**

Elementary Forest Heights School

Middle Hardisty School
High McNally School

### **Additional Information**

Date Listed April 11th, 2025

Days on Market 9

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 April 19th, 2025 at 10:32pm MDT