

Courtesy Of James J Knull Of Exp Realty

## \$435,000 - 10407 79 Street, Edmonton

MLS® #E4425405

**\$435,000**

5 Bedroom, 2.00 Bathroom, 1,113 sqft  
Single Family on 0.00 Acres

Forest Heights (Edmonton), Edmonton, AB

Wait! a house with a mortgage helper in law suite in Forest Heights? Well this is a no brainer. The house as been meticulously cared for which will be obvious when you view it. Great shape. Upstairs is quite spacious and the windows keep it nice and bright. The bedrooms are all nice and large, no one is getting stuck in the tiny room. The important things have been upgraded and that touch of character makes it feel like home. Downstairs has its own fully separated entrance and lockable door, great for privacy. The second kitchen is plenty large enough to work in. The windows for the basement are raised up so the natural light down there is very comfortable and bright. A big double garage in the back with a nice sized yard is exactly what you need. As far as the location goes, it's premium. You can walk to the river valley through a beautiful and safe neighbourhood down tree lined streets. Downtown is a short commute even in rush hour. This is as good as it gets!

Built in 1955

### Essential Information

MLS® #	E4425405
Price	\$435,000
Bedrooms	5



Bathrooms	2.00
Full Baths	2
Square Footage	1,113
Acres	0.00
Year Built	1955
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	10407 79 Street
Area	Edmonton
Subdivision	Forest Heights (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6A 3H1

### **Amenities**

Amenities	Parking-Extra, Patio, Television Connection, Vinyl Windows, See Remarks
Parking	Double Garage Detached

### **Interior**

Appliances	Dryer, Washer, Window Coverings, Refrigerators-Two, Stoves-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Paved Lane
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed March 13th, 2025

Days on Market 1

Zoning Zone 19

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Listing information last updated on March 14th, 2025 at 12:02am MDT