

# **\$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 m<sup>2</sup> (~7859 sq.ft.) RS-zoned corner lot in sought-after Forest Heights—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	20
Zoning	Zone 19

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