

\$449,999 - 7711 106a Avenue, Edmonton

MLS® #E4436116

\$449,999

3 Bedroom, 1.00 Bathroom, 1,168 sqft

Single Family on 0.00 Acres

Forest Heights (Edmonton), Edmonton, AB

Opportunity knocks in sought-after Forest Heights! This solid 3-bedroom bungalow sits on a massive lot (520.90 SqM) directly across from greenspace. Zoned RS (Residential Small Scale), offering potential for a new build, duplex, or secondary suite development. Inside, you'll find newer triple-pane windows (2019), updated shingles (2009), and classic character waiting to be reimagined. The home is set back with a large sunny front yard, single garage, and a huge backyard ready for transformation. Steps from river valley trails, park, schools, shopping, and just minutes to downtown. 100 steps to a community park with benches, gazebo, and playground. Whether you're an investor, developer, or buyer looking to add value—this location and price point offer unbeatable potential. Home to be sold as is.

Built in 1962

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4436116 |
| Price | \$449,999 |
| Bedrooms | 3 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 1,168 |
| Acres | 0.00 |



| | |
|------------|------------------------|
| Year Built | 1962 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|---------------------------|
| Address | 7711 106a Avenue |
| Area | Edmonton |
| Subdivision | Forest Heights (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6A 1K5 |

Amenities

| | |
|-----------|--|
| Amenities | On Street Parking, No Animal Home, No Smoking Home |
| Parking | Single Garage Detached |

Interior

| | |
|--------------|--|
| Appliances | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stone |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone |
| Foundation | Concrete Perimeter |

School Information

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|------------|-----------------------|
| Elementary | Forest Heights School |
| Middle | Hardisty School |
| High | McNally School |

Additional Information

Date Listed May 13th, 2025
Days on Market 35
Zoning Zone 19

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