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

MLS® #E4430407

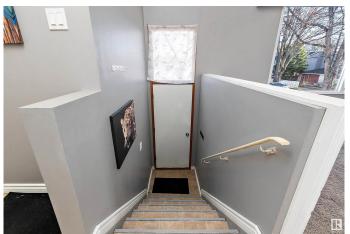
#### \$649,888

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

2
1,283
0.00
1970
Single Family
Duplex Up And Down
Bi-Level
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	

#### 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
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Days on Market 21

Zoning Zone 19

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