

## \$525,000 - 10636 79 Street, Edmonton

MLS® #E4460671

**\$525,000**

3 Bedroom, 2.00 Bathroom, 956 sqft

Single Family on 0.00 Acres

Forest Heights (Edmonton), Edmonton, AB

Welcome to the heart of Forest Heights - one of Edmonton's most desirable communities! Steps away from the river valley, this legally suited raised bungalow offers the perfect blend of charm, modern upgrades and functionality. Meticulously maintained and cared for, this home includes an extensive list of upgrades, such as: new flooring, triple pane windows, fresh paint & light fixtures, a bathroom reno (jet tub incl.), new furnace & HWT, new exterior concrete, an updated insulated garage & so much more! Minimalist & modern with thoughtful, cozy and functional elements throughout, there is so much room to grow. The basement suite features an open-concept layout, ideal for investors and rental opportunities. Enjoy entertaining, gardening or relaxing under the pergola in your oasis in the city. Beyond the home, enjoy daily walks along the ravine, nearby coffee shops, local parks, and excellent schools. Turn-key, suited and situated amongst the River Valley & Rowland Rd - the home you've been waiting for!

Built in 1953

### Essential Information

MLS® # E4460671

Price \$525,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 956                    |
| Acres          | 0.00                   |
| Year Built     | 1953                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Raised Bungalow        |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 10636 79 Street           |
| Area        | Edmonton                  |
| Subdivision | Forest Heights (Edmonton) |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6A 3H4                   |

### Amenities

|           |                                                                    |
|-----------|--------------------------------------------------------------------|
| Amenities | Crawl Space, Fire Pit, Gazebo, Hot Water Natural Gas, R.V. Storage |
| Parking   | Double Garage Detached                                             |

### Interior

|              |                                                                                                                                            |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Washer, Window Coverings, Stoves-Two, Oven Built-In-Two |
| Heating      | Forced Air-1, Natural Gas                                                                                                                  |
| Stories      | 2                                                                                                                                          |
| Has Suite    | Yes                                                                                                                                        |
| Has Basement | Yes                                                                                                                                        |
| Basement     | Full, Finished                                                                                                                             |

### Exterior

|                   |                                                                                                                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Stucco                                                                                                                                                                                                                                  |
| Exterior Features | Back Lane, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Ravine View, Recreation Use, River Valley View, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Concrete, Stucco   |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 15                |
| 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 October 18th, 2025 at 1:32pm MDT