\$624,888 - 7815 103 Avenue, Edmonton

MLS® #E4438721

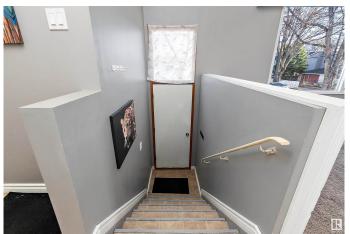
\$624,888

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 mÂ² (~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 living spaces 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 level offers new carpeting /vinyl plank flooring and a bright, spacious layout. Ideal for investors & multi-generational living. 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® # | E4438721 |
|------------|-----------|
| Price | \$624,888 |
| Bedrooms | 6 |
| Bathrooms | 2.00 |
| Full Baths | 2 |

| Square Footage | 1,283 |
|----------------|--------------------|
| Acres | 0.00 |
| Year Built | 1970 |
| Туре | 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 ListedMay 27th, 2025Days on Market7ZoningZone 19

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