

## \$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

A Great opportunity in Forest Heights! This three-bedroom, one-bath home sits on a massive lot directly across from greenspace in one of Edmonton's most sought-after neighbourhoods. 100 steps to a community park with benches, gazebo, and playground. Zoned RS (Residential Small Scale), the property allows for single-family homes with potential for garden or secondary suites, multi-unit dwellings, skinny houses - ideal for investors or infill developers. Featuring newer triple pane windows upstairs (2019), shingles (2009), and a large yard with a single garage that could be replaced with a double or triple. This well-constructed solid home offers character, charm, and opportunity. Whether you renovate, rent, or rebuild, the possibilities are endless. Property to be sold as is an excellent chance to add value in a prime location. Steps to the river valley, minutes to downtown/bus stops. Close to schools & shopping. Quick access to the entire city. Solid location with a strong potential!

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

Elementary	Forest Heights School
Middle	Hardisty School
High	McNally School

### **Additional Information**

Date Listed	May 13th, 2025
Days on Market	24
Zoning	Zone 19

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