

## \$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, 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 legal basement suite features an inviting, open-concept layout, ideal for guests or 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
Zoning	Zone 19

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