

# \$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 m<sup>2</sup> (~7859 sq.ft.) RS-zoned corner lot in sought-after Forest Heights—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      |



|                |                    |
|----------------|--------------------|
| Full Baths     | 2                  |
| Square Footage | 1,283              |
| Acres          | 0.00               |
| Year Built     | 1970               |
| Type           | 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 Listed    | April 11th, 2025 |
| Days on Market | 35               |
| Zoning         | Zone 19          |

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