

## \$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

Opportunity knocks in sought-after Forest Heights! This solid 3-bedroom bungalow sits on a massive lot (520.90 SqM) directly across from greenspace. Zoned RS (Residential Small Scale), offering potential for a new build, duplex, or secondary suite development. Inside, you'll find newer triple-pane windows (2019), updated shingles (2009), and classic character waiting to be reimagined. The home is set back with a large sunny front yard, single garage, and a huge backyard ready for transformation. Steps from river valley trails, park, schools, shopping, and just minutes to downtown. 100 steps to a community park with benches, gazebo, and playground. Whether you're an investor, developer, or buyer looking to add value—this location and price point offer unbeatable potential. Home to be sold as is.

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	36
Zoning	Zone 19

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