

Courtesy Of Katherine Grimes Of Real Broker

## \$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 (jet tub incl.), 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 basement suite features an open-concept layout, ideal for investors and 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

Days on Market      13

Zoning                Zone 19

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Listing information last updated on October 16th, 2025 at 4:32pm MDT