

\$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 m² (~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

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|-----------|-----------|
| 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 | 19 |
| Zoning | Zone 19 |

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Listing information last updated on April 30th, 2025 at 1:17pm MDT