

# \$489,900 - 10431 78 Street, Edmonton

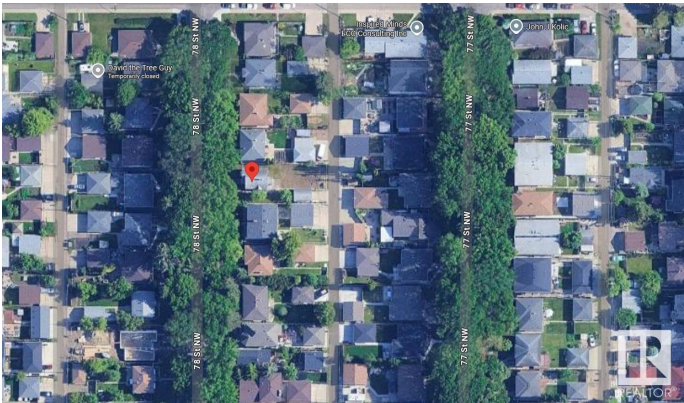
MLS® #E4449369

**\$489,900**

0 Bedroom, 0.00 Bathroom,  
Single Family on 0.00 Acres

Forest Heights (Edmonton), Edmonton, AB

INVESTOR ALERT! Ready-to-Build Multiplex Opportunity in Forest Heights Located on a quiet, tree-lined street in sought-after Forest Heights, this 50' wide vacant lot offers a rare and ready-to-go opportunity for multiplex development. Demolition and abatement are already complete, saving you time and upfront costs. Surrounded by mature trees and established homes, this location is just minutes from the river valley trail system, bike lanes, top-rated schools, public transit, and a wide range of amenities. Whether you're an investor or a homeowner, this prime infill lot is loaded with potential in one of Edmonton's most sought-after central communities.



## Essential Information

MLS® #	E4449369
Price	\$489,900
Bathrooms	0.00
Acres	0.00
Type	Single Family
Sub-Type	Vacant Lot/Land
Status	Active

## Community Information

Address	10431 78 Street
Area	Edmonton

Subdivision	Forest Heights (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6A 3E7

### Exterior

Exterior Features    Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Playground Nearby, Schools, Shopping Nearby, Subdividable Lot

### Additional Information

Date Listed	July 24th, 2025
Days on Market	2
Zoning	Zone 19

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Listing information last updated on July 26th, 2025 at 7:02am MDT