

# \$449,900 - 10431 78 Street, Edmonton

MLS® #E4449369

**\$449,900**

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     | \$449,900       |
| 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 | 57              |
| Zoning         | Zone 19         |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 18th, 2025 at 11:32pm MDT