

\$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	78
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 October 9th, 2025 at 11:47pm MDT