

## \$415,000 - 7907 105 Avenue, Edmonton

MLS® #E4456239

**\$415,000**

4 Bedroom, 3.50 Bathroom, 1,540 sqft

Condo / Townhouse on 0.00 Acres

Forest Heights (Edmonton), Edmonton, AB

Rarely available, this 4-plex in Forest Heights was designed with the homeowner in mind. Inside, you'll find sleek pot lighting, custom cabinetry with quartz countertops, and hardwood flooring throughout. This 4 bed, 3.5 bath townhome is a place you'll be proud to call home. The 2nd floor features a spacious primary retreat with a full ensuite and a custom walk-in closet. 2 additional bedrooms, another full bathroom, and a well-designed laundry room complete the level. On the main floor, the open-concept layout showcases hardwood flooring across the kitchen, dining, and living areas. The bright living room offers generous space and a cozy corner gas fireplace. The finished basement adds versatility with a large rec room, 4th bed, another full bath, and plenty of storage. Outside, you'll appreciate the convenience of a detached single garage plus parking pad. Perfectly located, this home is just minutes from downtown and steps from the River Valley's walking trails.

Built in 2015

### Essential Information

MLS® # E4456239

Price \$415,000

Bedrooms 4



|                |                   |
|----------------|-------------------|
| Bathrooms      | 3.50              |
| Full Baths     | 3                 |
| Half Baths     | 1                 |
| Square Footage | 1,540             |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 7907 105 Avenue           |
| Area        | Edmonton                  |
| Subdivision | Forest Heights (Edmonton) |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6A 3G9                   |

### Amenities

|           |                                                                          |
|-----------|--------------------------------------------------------------------------|
| Amenities | Closet Organizers, Deck, No Smoking Home, Secured Parking, Vinyl Windows |
| Parking   | Single Garage Detached                                                   |

### Interior

|                   |                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Washer - Energy Star, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                   |
| Fireplaces        | Corner                                                                                                                                                      |
| Stories           | 3                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                         |
| Basement          | Full, Finished                                                                                                                                              |

### Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                     |
| Exterior Features | Golf Nearby, Low Maintenance Landscape, No Back Lane, Playground |

|              |                                                         |
|--------------|---------------------------------------------------------|
|              | Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                                        |
| Construction | Wood, Stucco                                            |
| Foundation   | Concrete Perimeter                                      |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 3                   |
| Zoning         | Zone 19             |
| Condo Fee      | \$350               |

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Listing information last updated on September 8th, 2025 at 9:02am MDT