



Edmonton **Forest Heights (Edmonton)** **LP: \$200,000**
 #402 10610 76 ST NW T6A 3Y9 **SP:** 

Listing ID # E4483774 **ACTIVE**
Building Type Lowrise Apartment
Style Single Level Apartment
Year Built 1993
Full Baths 2
Half Baths 0
Total Baths 2.0
Tot Flr AG SqFt 1,073.71
Sold Date
Bedrooms Above 2
Bedrooms Total 2
Basement None
Basement Dev No Basement
Tot Flr AG SqM 99.75

[URL-Virtual Tour](#) [URL-Brochure](#)

Perched on the top floor in the peaceful community of Forest Heights, this freshly painted two-bedroom, two-bathroom condo offers a perfect blend of comfort, privacy, and lifestyle. Wake up to treetop views stretching over the river valley, and wind down your evenings with stunning sunsets over the downtown skyline. The thoughtful layout features spacious living areas, in-suite laundry, and a primary retreat complete with double closets and a full ensuite. Large windows invite in natural light, creating a warm and inviting atmosphere throughout. This well-run, adult-only (18+) and no-pet building is rich in amenities, including a guest suite for visitors, a craft room, fitness room, and even a convenient car wash bay. Outdoors, residents can gather and unwind in the beautifully maintained common areas featuring a gazebo and fire pit. Complete with underground parking and an attached storage cage, this home offers both comfort and convenience in one of Edmonton's most established and mature neighbourhoods.

Directions

Living Room	4.63 x 3.90	M	Bedroom 3		Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	3.77 x 2.44	M	Bedroom 4		1	4	M	Yes	Main		
Kitchen	2.97 x 4.54	M	Laundry Room	1.91 x 3.13	2	3	M	No	Upper		
Family Room					3				Above Grd		
Den					4				Lower		
Bonus Room					5				Below Grd		
Primary Bedrm	3.52 x 4.86	M			6				Tot Flr AG	99.75	1,073.71
Bedroom 2	3.64 x 2.83	M			7				# Finished	1	

Heat Source Natural Gas
Heat Type In Floor Heat System
Foundation Concrete
Roof Type Asphalt Shingles
Exterior Stucco
Flooring Ceramic Tile, Vinyl Plank
Features Car Wash, Exercise Room, Fire Pit, Gazebo, Guest Suite, Parking-Visitor, Secured Parking, Security Door, Social Rooms, Sprinkler System-Fire, Workshop, Storage Cage

Construction Wood Frame
Basement None / No Basement
Separate Ent
2nd Suite Permit By Seller
Garage Suite Permit
Garden Suite Permit
Lot Shape Front Exposure East
Lot Size SqM 83.77 **F x D (m)** x
Zoning
Tax Amount \$2,337.05 / 2025
Conform Type
Conform Year
Goods Excl

Goods Incl Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings

Warranty

Fireplace No
FP Fuel
FP Type
HOA Y/N No
HOA Fee/Schd /
HOA Fee Incls

Site Features Golf Nearby, Picnic Area, Public Swimming Pool, Public Transportation, View Downtown

Parking Heated, Single Indoor, Underground

Road Access Paved

Park Encl/Tot 1 / **Garage Dim**

Condo Name	Californian Capilano	Floor Location	Top	Floor#	4
Condo Fee	\$625.36	#Floors in Build	4	Elevator	Yes
Fee Schedule	Monthly	Balcony/Terrace	Yes	Min Age	18
Fee Includes	Amenities w/Condo, Heat, Insur. for Common Areas, Janitorial Common Areas, Professional Management, Reserve Fund Contribution, Utilities Common Areas, Water/Sewer, Land/Snow Removal Common	Titled Storage	No		
		Parking Type	Titled		
		Unit Exposure	NW		