\$684,900 - 10244 80 St, Edmonton

MLS® #E4441012

\$684,900

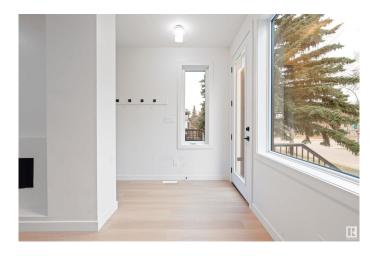
4 Bedroom, 3.50 Bathroom, 1,499 sqft Single Family on 0.00 Acres

Forest Heights (Edmonton), Edmonton, AB

INVESTORS ALERT! Get ready to be impressed by this LEGALLY SUITED HALF **DUPLEX** in the HIGHLY-DESIRABLE Forest Heights community! Discover this UNIQUE opportunity blending MODERN LUXURY with **ULTIMATE VERSATILITY!** This meticulously planned home offers a LEGAL BASEMENT SUITE designed to maximize RENTAL INCOME! The STYLISH units are sure to IMPRESS! Main floor boasts an OPEN-CONCEPT LIVING AREA flowing into the KITCHEN/DINING SPACE, which is BRIGHT & WELCOMING! Storage and a 2PC BATH complete this level. Upstairs includes 3 BEDROOMS, featuring a LUXURIOUS PRIMARY with WALK-IN CLOSET & ENSUITE, LAUNDRY ROOM, & 4PC BATH. LEGAL basement suite includes a 2nd KITCHEN, 4th BEDROOM, REC & UTILITY ROOMS, STORAGE, LAUNDRY, & 4PC BATH! PRIME LOCATION near downtown Edmonton, River Valley trails, parks, & amenities! Don't miss your chance to view this INCREDIBLE NEW HOME! All appliances are installed and included! (See listing for other side of duplex: 10242 80 ST NW)







Built in 2024

Essential Information

MLS® #

E4441012

Price \$684,900

4

Bedrooms

Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 1,499

Acres 0.00

Year Built 2024

Type Single Family

Sub-Type Half Duplex

Style 2 Storey

Status Active

Community Information

Address 10244 80 St

Area Edmonton

Subdivision Forest Heights (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T6A 3J2

Amenities

Amenities Off Street Parking, On Street Parking, See Remarks

Parking Double Garage Detached

Interior

Interior Features ensuite bathroom

Appliances Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two,

Dishwasher-Two

Heating Forced Air-2, Natural Gas

Fireplace Yes

Fireplaces Mantel

Stories 3

Has Suite Yes

Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood, Hardie Board Siding

Exterior Features See Remarks

Roof Asphalt Shingles

Construction Wood, Hardie Board Siding

Foundation Concrete Perimeter

Additional Information

Date Listed June 6th, 2025

Days on Market 76

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 August 21st, 2025 at 9:17am MDT