# \$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 75

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 20th, 2025 at 3:03pm MDT