

Courtesy Of Calvin R Hexter Of Exp Realty

## \$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

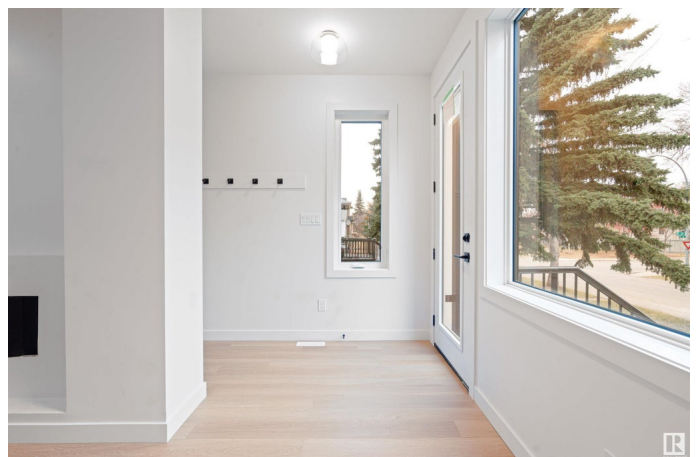
INVESTORS ALERT! Get ready to be impressed by this LEGALLY SUITED HALF DUPLEX in the HIGHLY-DESIRABLE Forest Heights community! Discover this UNIQUE opportunity blending MODERN LUXURY with ULTIMATE VERSATILITY! This meticulously planned home offers a LEGAL BASEMENT SUITE designed to maximize RENTAL INCOME! 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     |
| Bedrooms       | 4             |
| 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 | 61             |
| Zoning         | Zone 19        |

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Listing information last updated on August 6th, 2025 at 8:17pm MDT