

## \$525,000 - 10622 82 Street, Edmonton

MLS® #E4436124

**\$525,000**

4 Bedroom, 2.50 Bathroom, 969 sqft

Single Family on 0.00 Acres

Forest Heights (Edmonton), Edmonton, AB

Welcome to this incredible family home located in the heart of the Forest Heights community. Park your car in the back inside the heated oversized single detached garage, the huge driveway, or in the front on the street. Make your way inside where you will find a fully renovated kitchen with countertop induction stove, dishwasher, fridge, and open concept dining and living room. Down the hall you will find main floor laundry, the primary bedroom with a rare ensuite for this age of home, a second bedroom and a 4-piece bathroom. Make your way downstairs where you will find a massive rec room with a second kitchen, 2 more bedrooms a 3-piece bathroom, utility room with furnace, new hot water tank and filtration system for the cleanest water. Spend your summers in the huge back yard on the deck, under the gazebo, in the garden area or inside with the Central A/C. Close to the river valley, downtown, shopping, golfing, schools and so much more!

Built in 1954

### Essential Information

MLS® #	E4436124
Price	\$525,000
Bedrooms	4
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	969
Acres	0.00
Year Built	1954
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	10622 82 Street
Area	Edmonton
Subdivision	Forest Heights (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6A 3N1

### Amenities

Amenities	On Street Parking, Air Conditioner, Deck, Gazebo, Patio, Vinyl Windows
Parking Spaces	3
Parking	Over Sized, Single Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Storage Shed, Stove-Electric, Window Coverings, Dryer-Two, Refrigerators-Two, Washers-Two, Stove-Countertop Inductn
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, River Valley View, Schools, Shopping Nearby, Vegetable Garden, View City, View Downtown

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 13th, 2025
Days on Market	9
Zoning	Zone 19

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