# \$694,900 - 10244 80 St, Edmonton

MLS® #E4441012

### \$694,900

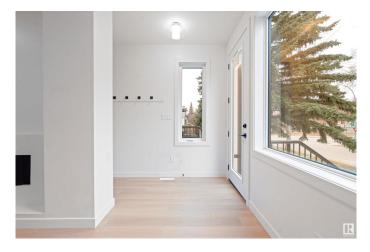
4 Bedroom, 3.50 Bathroom, 1,499 sqft Single Family on 0.00 Acres

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	\$694,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,499
Acres	0.00
Year Built	2024
Туре	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 bathroo	m		
Appliances	Dryer-Two, Dishwasher-Tw	Refrigerators-Two, o	Stoves-Two,	Washers-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	16
Zoning	Zone 19

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Listing information last updated on June 22nd, 2025 at 8:32pm MDT