# \$684,900 - 10244 80 St, Edmonton

MLS® #E4441012

### \$684,900

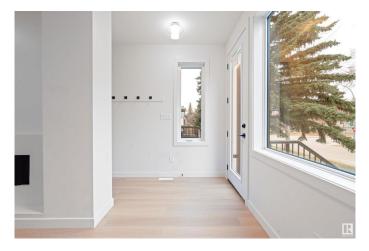
4 Bedroom, 3.50 Bathroom, 1,499 sqft Single Family on 0.00 Acres

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
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	
A	

Amenities	Off Street Parking, On Street Parking, See Remarks
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroo	om		
Appliances	Dryer-Two, Dishwasher-Tw	Refrigerators-Two, /o	Stoves-Two,	Washers-Two,
Heating	Forced Air-2, N	atural 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	33
Zoning	Zone 19

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Listing information last updated on July 9th, 2025 at 11:47am MDT