

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	41
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 July 17th, 2025 at 5:17am MDT