\$684,900 - 10244 80 St, Edmonton

MLS® #E4441012

\$684,900

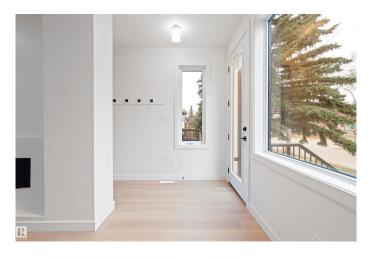
4 Bedroom, 3.50 Bathroom, 1,499 sqft Single Family on 0.00 Acres

Forest Heights (Edmonton), Edmonton, AB

LEGAL SUITED HALF DUPLEX IN FOREST HEIGHTSâ€"LUXURY, VERSATILITY, AND **INCOME POTENTIAL!** This meticulously designed home offers a LEGAL BASEMENT SUITE, making it an ideal choice for **INVESTORS or MULTI-GENERATIONAL** LIVING. The main floor boasts an OPEN-CONCEPT LIVING AREA with a BRIGHT, modern kitchen and dining space, plus storage and a 2PC BATH. Upstairs you'II find 3 BEDROOMS including a LUXURIOUS PRIMARY with WALK-IN CLOSET & ENSUITE, a full 4PC BATH, and convenient LAUNDRY ROOM. The LEGAL SUITE features a 2nd KITCHEN, 4th BEDROOM, REC ROOM, storage, laundry, and 4PC BATHâ€"designed to maximize RENTAL INCOME or provide private family space. Located in a PRIME LOCATION near downtown Edmonton, River Valley trails, schools, and amenities, this NEW HOME is fully finished with all appliances installed and included. A TURNKEY OPPORTUNITY in one of Edmonton's most desirable central communities! (See listing for other side of duplex: 10242 80 ST NW).







Built in 2024

Essential Information

MLS® # E4441012

Price \$684,900

4

Bedrooms

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 94

Zoning Zone 19

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Listing information last updated on September 8th, 2025 at 12:17am MDT