

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

LEGAL SUITED HALF DUPLEX IN FOREST HEIGHTS—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'll 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 BATH—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
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	100
Zoning	Zone 19

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Listing information last updated on September 14th, 2025 at 2:47pm MDT