

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

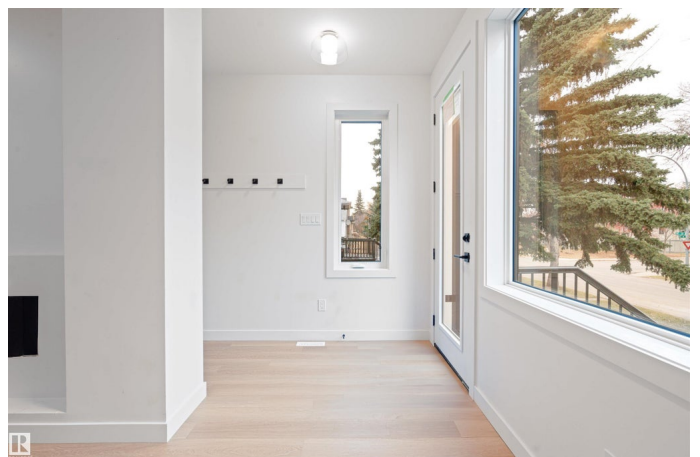
LEGAL SUITED HALF DUPLEX IN FOREST HEIGHTS—LUXURY, VERSATILITY, AND INCOME POTENTIAL! This meticulously designed home offers a LEGAL BASEMENT SUITE, making it an ideal choice for INVESTORS or MULTI-GENERATIONAL LIVING. The main floor boasts an OPEN-CONCEPT LIVING AREA with a BRIGHT, modern kitchen and 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	98
Zoning	Zone 19

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Listing information last updated on September 12th, 2025 at 1:18pm MDT