

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 | 105            |
| Zoning         | Zone 19        |

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Listing information last updated on September 19th, 2025 at 9:18am MDT