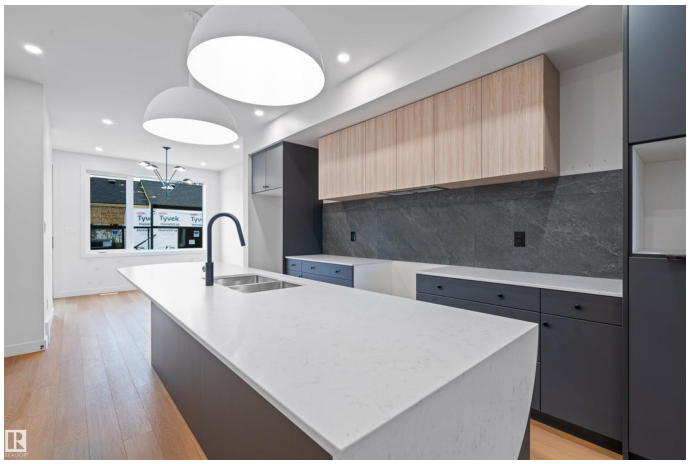
Courtesy Of Calvin R Hexter Of Exp Realty

$684,900 - 10242 80 St, Edmonton

MLS® #E4441010

$684,900
4 Bedroom, 3.50 Bathroom, 1,499 sqft
Single Family on 0.00 Acres



Forest Heights (Edmonton), Edmonton, AB

LEGALLY SUITED HALF DUPLEX IN FOREST HEIGHTSâ€”LUXURY, INCOME POTENTIAL, AND A PRIME LOCATION! This BRAND NEW home blends MODERN DESIGN with VERSATILITY, featuring a fully self-contained LEGAL BASEMENT SUITE ideal for RENTAL INCOME or MULTI-GENERATIONAL LIVING. The main floor showcases an OPEN-CONCEPT layout with a CHIC kitchen, dining, and living area, plus storage and a 2PC BATH. Upstairs offers 3 BEDROOMS including a LUXURIOUS PRIMARY with WALK-IN CLOSET & ENSUITE, a 4PC BATH, and convenient LAUNDRY ROOM. The LEGAL SUITE includes a 2nd KITCHEN, 4th BEDROOM, REC ROOM, storage, laundry, and 4PC BATHâ€”finished with the same attention to detail as the main home. Located minutes from downtown Edmonton, River Valley trails, parks, and amenities, this is a TURNKEY OPPORTUNITY with all appliances installed and included. A perfect blend of STYLE, FUNCTION, and SMART INVESTMENT! (See listing for other side of duplex: 10244 80 ST NW).

Built in 2024

Essential Information

MLS® #	E4441010

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	10242 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	102
Zoning	Zone 19

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Listing information last updated on September 15th, 2025 at 11:02pm MDT