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 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 youâ€™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 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 Edmontonâ€™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 | 102 |
| Zoning | Zone 19 |

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