

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

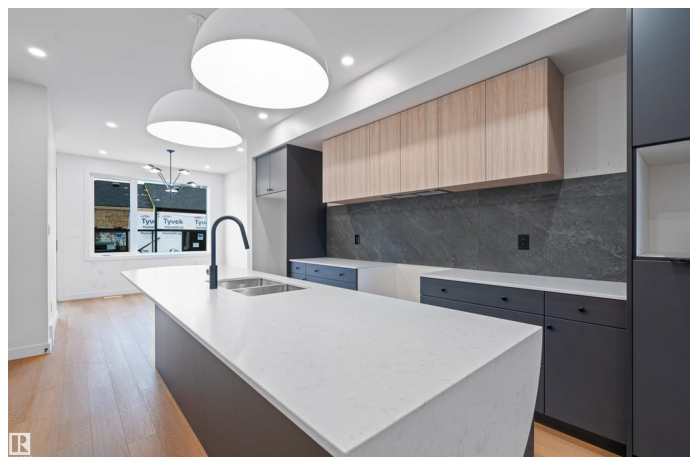
LEGALLY SUITED HALF DUPLEX IN FOREST HEIGHTS—LUXURY, INCOME POTENTIAL, AND A PRIME LOCATION! This BRAND NEW home blends MODERN DESIGN with VERSATILITY, featuring a fully self-contained LEGAL BASEMENT SUITE ideal for RENTAL INCOME or MULTI-GENERATIONAL LIVING. The main floor showcases an OPEN-CONCEPT 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 BATH—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 | 108            |
| Zoning         | Zone 19        |

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Listing information last updated on September 22nd, 2025 at 4:32pm MDT