

## \$445,000 - 10238 80 Street, Edmonton

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MLS® #E4439168

**\$445,000**

3 Bedroom, 2.00 Bathroom, 974 sqft

Single Family on 0.00 Acres

Forest Heights (Edmonton), Edmonton, AB

Discover an exceptional opportunity in tranquil FOREST HEIGHTS! This gem on a 50'x125' lot is perfect for investors seeking an as-is property or prime redevelopment opportunity. Nestled on a quiet street in this desirable neighbourhood, this charming home features separate front & rear entrances to both of the main and lower levels, and large windows throughout. The main floor offers a spacious living room, eat-in kitchen, 2 bedrooms, and a full bathroom. The lower level includes a second eat-in kitchen, 1 bedroom and bathroom. Enjoy separate yards, a large double garage, and ample parking. The home is just down the block are the community hall, playground, spray park, and outdoor rink, and just around the corner is the elementary school. Plus, it's only 4 blocks to the tennis courts, ball diamonds, soccer fields, McNally, and spectacular river valley views! Great coffee & pizza are just steps away as well! Don't miss this rare chance to own or redevelop in this sought-after neighbourhood!



Built in 1953

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4439168  |
| Price    | \$445,000 |
| Bedrooms | 3         |

|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 974                    |
| Acres          | 0.00                   |
| Year Built     | 1953                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Raised Bungalow        |
| Status         | Active                 |

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 10238 80 Street           |
| Area        | Edmonton                  |
| Subdivision | Forest Heights (Edmonton) |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6A 3J2                   |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Detectors Smoke, Exterior Walls- 2"x6", Fire Pit, Hot Water Natural Gas, Patio, R.V. Storage |
| Parking   | Double Garage Detached, Parking Pad Cement/Paved, Rear Drive Access, RV Parking              |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Dryer, Garage Control, Garage Opener, Washer, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Back Lane, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Forest Heights School  
Middle                              Spruce Avenue School  
High                                 McNally School

**Additional Information**

Date Listed                      May 29th, 2025  
Days on Market                18  
Zoning                              Zone 19

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