

## \$989,000 - 10603 81 Street, Edmonton

MLS® #E4421957

**\$989,000**

6 Bedroom, 4.50 Bathroom, 2,787 sqft

Single Family on 0.00 Acres

Forest Heights (Edmonton), Edmonton, AB

Welcome to this stunning brand-new in-fill property in the highly sought-after community of Forest Heights. The main home offers 2,206 sq. ft, 3 bedrooms + den/office and 2.5 bathrooms. The open concept floor-plan sprawls into the luxurious extended kitchen, which is the heart of the home, featuring quartz countertops, stainless steel appliances and luxurious finishings. The property also offers a 974 sq. ft, 2-BEDROOM LEGAL BASEMENT SUITE (w/separate entrance) and a 581 sq. ft, 1-BEDROOM LEGAL GARDEN SUITE - perfect for generating income (rent long-term or AirBnB!). A total of 3,760 sq. ft of total liveable area! The property was built using performance path specs, offering 22% less energy consumption than a typical standard build. Located just a 5-minute drive from downtown, enjoy easy access to all amenities, and with the river valley just a short walk away, youâ€™™ll be able to embrace nature and outdoor activities right at your doorstep. This home is move-in-ready with landscaping included.

Built in 2023

### Essential Information

MLS® # E4421957

Price \$989,000



Bedrooms	6
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	2,787
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	10603 81 Street
Area	Edmonton
Subdivision	Forest Heights (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6A 3L5

### Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Hot Water Natural Gas, Insulation-Upgraded, Green Building, HRV System, 9 ft. Basement Ceiling
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-2, Natural Gas
Stories	4
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Metal, Vinyl
Exterior Features	Corner Lot, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	February 18th, 2025
Days on Market	71
Zoning	Zone 19

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 30th, 2025 at 12:47pm MDT