

## \$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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