

\$445,000 - 10238 80 Street, Edmonton

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!

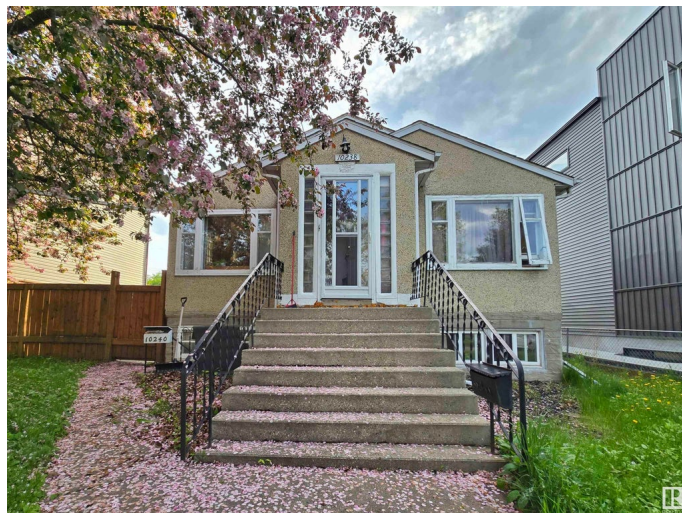
Built in 1953

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

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 June 16th, 2025 at 4:32am MDT