

## \$750,000 - 10619 80 Street, Edmonton

MLS® #E4429868

**\$750,000**

4 Bedroom, 3.00 Bathroom, 1,612 sqft

Single Family on 0.00 Acres

Forest Heights (Edmonton), Edmonton, AB

With over 1600sqft on the main floor this beautifully kept and updated bungalow fits any sized family. The modern kitchen features ample quartz counters, with a 4 person breakfast bar, full cabinet style pantry and a lovely herring bone tiled backsplash. The spacious dining room has another storage area and is open to the living room, with it's warm gas fireplace & feature wall. The primary bedroom has a 4pce bathroom, with heated tile floors and a huge walk-in closet. The basement has a 2nd kitchen, a 4th large bedroom and a huge 23' x 30' family room, imagine what you can do with that much room! There's a large detached heated garage and RV pad out back. The home is ideally suited for downtown access, and is only minutes away from the river valley & its many trails. Additional home highlights include \*Updated vinyl plank flooring throughout the main floor 2022/23 \*Air conditioning 2023 \*Heated garage \*Fresh paint on main floor \*Large laundry room with additional storage. \*Large deck.

Built in 1993

### Essential Information

MLS® # E4429868

Price \$750,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,612                  |
| Acres          | 0.00                   |
| Year Built     | 1993                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Raised Bungalow        |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 10619 80 Street           |
| Area        | Edmonton                  |
| Subdivision | Forest Heights (Edmonton) |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6A 3J9                   |

### Amenities

|                |   |
|----------------|---|
| Amenities      | On Street Parking, Air Conditioner, Deck, No Smoking Home, Security Window Bars |
| Parking Spaces | 4   |
| Parking        | Double Garage Detached, RV Parking  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Remote Control  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Vinyl   |
| Exterior Features | Back Lane, Fenced, Landscaped, Low Maintenance Landscape, Public Transportation, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Vinyl   |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 9th, 2025 |
| Days on Market | 13              |
| 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 22nd, 2025 at 2:32am MDT