

## **\$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	6
Zoning	Zone 19

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