

## \$689,900 - 10636 80 Street, Edmonton

MLS® #E4436693

**\$689,900**

3 Bedroom, 2.50 Bathroom, 2,582 sqft

Single Family on 0.00 Acres

Forest Heights (Edmonton), Edmonton, AB

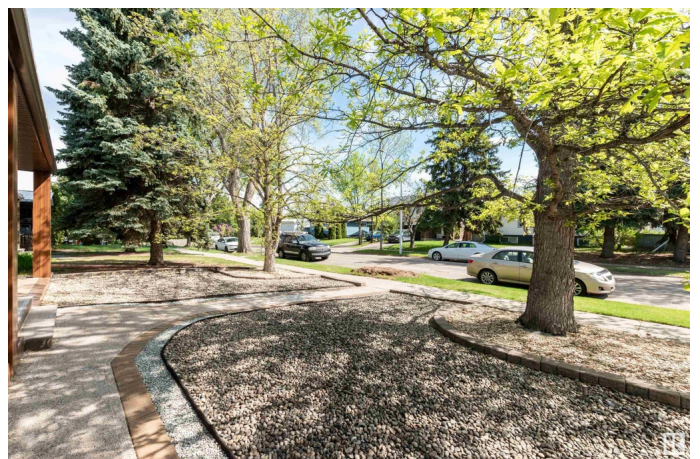
PRIME LOCATION for this custom built 2 storey home located in popular, Forest Heights! Just off Rowland Road and only half a block to the beautiful River Valley! Impeccably maintained by the original owners. Amazing floor plan with 2591 square feet plus a FULLY FINISHED basement. Featuring a spacious living room with cozy wood-burning fireplace. Bright and cheery UPDATED KITCHEN with newer stainless steel appliances, white cabinetry and gorgeous Granite countertops plus a large dining area. Main floor powder room and storage space. Large upper Bonus Room, 3 generous bedrooms with vinyl plank flooring and a 4 piece bathroom. Primary Bedroom with 4 piece ensuite and a lovely balcony! The basement offers a family room, den/office, and laundry room plus storage space and cold room. OVERSIZED 24X24 GARAGE! Beautiful WEST FACING BACKYARD! Newer shingles and updated windows. Great curb appeal and ready for your family to enjoy! Visit REALTOR® website for more information.

Built in 1975

### Essential Information

MLS® # E4436693

Price \$689,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,582
Acres	0.00
Year Built	1975
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	10636 80 Street
Area	Edmonton
Subdivision	Forest Heights (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6A 3K1

### Amenities

Amenities	Deck, Front Porch
Parking	Double Garage Detached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Countertop Electric, Washer, Window Coverings, Oven Built-In-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Metal, Stucco
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Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 15th, 2025
Days on Market	13
Zoning	Zone 19

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Listing information last updated on May 28th, 2025 at 11:02am MDT