

Courtesy Of Zane Beddow Of Exp Realty

## \$450,000 - 10524 80 Street, Edmonton

MLS® #E4448542

**\$450,000**

2 Bedroom, 1.00 Bathroom, 970 sqft  
Single Family on 0.00 Acres

Forest Heights (Edmonton), Edmonton, AB

Nestled on a peaceful, tree-lined street just steps from the River Valley and minutes from downtown, this beautifully updated 970 sq.ft. bungalow combines clean, modern style with a warm, welcoming atmosphere. Inside, you'll find two bright and cozy bedrooms, a full bathroom, and a spacious living and dining area filled with natural light thanks to large windows throughout the main floor. Additionally, the basement offers space for developing additional bedroom and bathrooms. This property also features air conditioning, a much-needed comfort during summers. The sleek, efficient kitchen offers a fresh, contemporary feel without losing the comfort of home. Outside, a small deck overlooks the expansive, west-facing backyard—fully fenced and perfect for hosting gatherings, outdoor activities, or simply enjoying a quiet evening. A single attached garage adds extra storage and convenience. Located near green spaces like Forest Heights Park and the River Valley trails, outdoor living is right at your doorstep.

Built in 1952

### Essential Information

MLS® #	E4448542
Price	\$450,000



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	970
Acres	0.00
Year Built	1952
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	10524 80 Street
Area	Edmonton
Subdivision	Forest Heights (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6A 3J7

### **Amenities**

Amenities	See Remarks
Parking	Single Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Golf Nearby, Landscaped
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Forest Heights Elementary
Middle	St. Kevin Catholic
High	McNally High School

### **Additional Information**

Date Listed July 18th, 2025

Days on Market 5

Zoning Zone 19

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Listing information last updated on July 22nd, 2025 at 11:32pm MDT