

Courtesy Of Taylor J Hack Of RE/MAX River City

\$450,000 - 10619 81 Street, Edmonton

MLS® #E4424183

\$450,000

4 Bedroom, 2.00 Bathroom, 1,096 sqft
Single Family on 0.00 Acres

Forest Heights (Edmonton), Edmonton, AB

This Forest Heights Bi-Level will have you wondering about rental rates. Visit the REALTOR®'s website for more information. With its legally suited basement with its own separate entrance, this property is great potential as an earner. Bi-Levels offer large windows in the basement making it a bright, inviting space for tenants in this 2 bedroom basement suite. There's even a double garage & a parking pad. The property has been improved over time with the roof, kitchen renos, some windows, new furnace, & a 125A electrical panel completed since 2015. The main floor also has a two bedroom arrangement & both suites sharing laundry in the basement, but outside the basement suite. This part of Forest Heights near Rowland Road is a high value location for future development being only a 9 min drive from downtown & mere steps from the entrance to the Edmonton River Valley. Whether you're looking for a suited basement as a mortgage helper, or drafting picks for your rental portfolio, be sure not to miss out.

Built in 1988

Essential Information

| | |
|--------|-----------|
| MLS® # | E4424183 |
| Price | \$450,000 |



| | |
|----------------|------------------------|
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,096 |
| Acres | 0.00 |
| Year Built | 1988 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|---------------------------|
| Address | 10619 81 Street |
| Area | Edmonton |
| Subdivision | Forest Heights (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5A 3L5 |

Amenities

| | |
|-----------|------------------------|
| Amenities | Deck, Detectors Smoke |
| Parking | Double Garage Detached |

Interior

| | |
|--------------|---|
| Appliances | Dryer, Garage Control, Garage Opener, Garburator, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Dishwasher-Two, Microwave Hood Fan-Two |
| Heating | Forced Air-2, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Brick, Stucco |
| Exterior Features | Back Lane, Golf Nearby, Low Maintenance Landscape, Paved Lane, Public Transportation |
| Roof | Asphalt Shingles |
| Construction | Wood, Brick, Stucco |

Foundation Concrete Perimeter

School Information

Elementary Forest Heights School

Middle Hardisty School

High McNally School

Additional Information

Date Listed March 6th, 2025

Days on Market 8

Zoning Zone 19

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