

## \$929,000 - 10535 80 Street, Edmonton

MLS® #E4454632

**\$929,000**

5 Bedroom, 5.00 Bathroom, 3,140 sqft

Single Family on 0.00 Acres

Forest Heights (Edmonton), Edmonton, AB

This exquisite home offers over 4,300 sq.ft. of impeccably designed living space, blending elegance with comfort. Step into a grand open foyer with a striking staircase and rich hardwood floors that set the tone for the entire home. The main floor features a versatile den with custom built-ins, two beautifully appointed living rooms, and a spacious walk-in pantry/storage area. The chef-inspired kitchen is a true centerpiece, complete with in-floor heating, high-end appliances, granite countertops, and abundant cabinetry. Upstairs, you'll find four generously sized bedrooms—three with private ensuites and walk-in closets. The fully finished basement, with soaring 9' ceilings, offers even more space to enjoy, including a flex room with wet bar, a home gym with cork flooring, two additional bedrooms, and a full bathroom. Upgrades: central A/C, in-floor heating in all tiled areas, premium custom window coverings, enhanced insulation, maintenance-free fencing and covered deck, a water softener.

Built in 2011

### Essential Information

MLS® # E4454632

Price \$929,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 5.00                   |
| Full Baths     | 5                      |
| Square Footage | 3,140                  |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 10535 80 Street           |
| Area        | Edmonton                  |
| Subdivision | Forest Heights (Edmonton) |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6A 3J8                   |

### Amenities

|           |                                                                                                                       |
|-----------|-----------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, Exercise Room, No Animal Home, No Smoking Home, Wet Bar, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                                                                                                |

### Interior

|                   |                                                                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Water Softener, Window Coverings, Wine/Beverage Cooler, Wet Bar |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                       |
| Stories           | 3                                                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                                                             |
| Basement          | Full, Finished                                                                                                                                                                                  |

### Exterior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                                                                                                 |
| Exterior Features | Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |

|              |                     |
|--------------|---------------------|
| Roof         | Asphalt Shingles    |
| Construction | Wood, Stone, Stucco |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 25th, 2025 |
| Days on Market | 3                 |
| Zoning         | Zone 19           |

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Listing information last updated on August 28th, 2025 at 4:32am MDT