

## \$629,900 - 10626 81 Street, Edmonton

MLS® #E4439832

**\$629,900**

4 Bedroom, 3.50 Bathroom, 1,531 sqft

Single Family on 0.00 Acres

Forest Heights (Edmonton), Edmonton, AB

This fully finished half duplex in Forest Heights offers modern style and income potential just minutes from downtown and the river valley. Currently tenant-occupied with a one-year lease, it's a turnkey investment generating positive cash flow. The upper level features 3 spacious bedrooms and 2.5 bathrooms, including a beautiful primary suite with walk-in closet and a spa-like 4-piece ensuite with rain shower and floor-to-ceiling tile. The main floor boasts a chef's kitchen with a quartz waterfall island, gas cooktop, built-in wall oven, and microwave. Upgraded touches like stained maple railings and a linear gas fireplace complete the space. The legal basement suite includes a private entrance, 1 large bedroom, full bath, in-suite laundry, and a sleek kitchen with stylish tile work—perfect for rental income or extended family. A rear mudroom with bench seating leads to a fenced yard with deck, gas BBQ hookup, and a double detached garage. With separate laundry and utilities.

Built in 2021

### Essential Information

MLS® # E4439832

Price \$629,900

Bedrooms 4



|                |               |
|----------------|---------------|
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,531         |
| Acres          | 0.00          |
| Year Built     | 2021          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 10626 81 Street           |
| Area        | Edmonton                  |
| Subdivision | Forest Heights (Edmonton) |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6A 3L4                   |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Double Garage Detached |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-2, Natural Gas |
| Stories           | 3                         |
| Has Suite         | Yes                       |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior          | Wood, Vinyl                 |
| Exterior Features | Fenced, Landscaped, Schools |
| Roof              | Asphalt Shingles            |
| Construction      | Wood, Vinyl                 |
| Foundation        | Concrete Perimeter          |

**Additional Information**

Date Listed                June 1st, 2025  
Days on Market        62  
Zoning                    Zone 19

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