



# 10242 80 ST Edmonton AB

\$669,800

CALLING ALL INVESTORS to this HIGHLY DESIREABLE LEGALLY SUITED HALF DUPLEX situated in FOREST HEIGHTS! Welcome to this UNIQUE PRE-CONSTRUCTION opportunity that combines MODERN LUXURY with UNPARALLELED VERSATILITY! This thoughtfully-designed home features 2 LEGAL BASEMENT SUITES (1 per side) & is being built to command TOP MARKET RENTS! The CHIC design of the units is GUARANTEED to IMPRESS! Main floor hosts a SPACIOUS LIVING AREA flowing into the KITCHEN/DINING AREAS seamlessly! Closet space and a 2PC BATH complete the first floor. Upstairs, you'll find 3 BEDROOMS including the IMPRESSIVE PRIMARY with a WALK-IN-CLOSET & ENSUITE! You'll also find LAUNDRY & a 4PC BATH completing the upper level. Basement suite hosts the 2nd KITCHEN, a 4th BEDROOM, RECREATION & UTILITY ROOMS, STORAGE SPACE, LAUNDRY, & 4PC BATH! Location is PRIME as you're close to downtown Edmonton, the River Valley trails/parks, & all amenities! You don't want to miss your opportunity to view this INCREDIBLE NEW HOME!

Listing Presented By:



Originally Listed by:  
Exp Realty

Calvin@Calvinrealty.ca



**RE/MAX Real Estate**

129 Mountain Ash Drive,  
Wetaskiwin, AB,

Phone: 780-361-9215  
rsplant@telus.net