



## 10244 80 ST Edmonton AB

\$669,800

INVESTORS ALERT! Get ready to be impressed by this LEGALLY SUITED HALF DUPLEX in the HIGHLY-DESIRABLE Forest Heights community! Discover this UNIQUE PRE-CONSTRUCTION opportunity blending MODERN LUXURY with ULTIMATE VERSATILITY! This meticulously planned home offers 2 LEGAL BASEMENT SUITES designed to maximize RENTAL INCOME! The STYLISH units are sure to IMPRESS! Main floor boasts an OPEN-CONCEPT LIVING AREA flowing into the KITCHEN/DINING SPACE, which is BRIGHT & WELCOMING! Storage and a 2PC BATH complete this level. Upstairs includes 3 BEDROOMS, featuring a LUXURIOUS PRIMARY with WALK-IN CLOSET & ENSUITE, LAUNDRY ROOM, & 4PC BATH. LEGAL basement suite includes a 2nd KITCHEN, 4th BEDROOM, REC & UTILITY ROOMS, STORAGE, LAUNDRY, & 4PC BATH! PRIME LOCATION near downtown Edmonton, River Valley trails, parks, & amenities! Don't miss your chance to view this INCREDIBLE NEW HOME! (See listing for other side of duplex: 10242 80 ST NW)

Listing Presented By:



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