

\$989,000 - 10603 81 Street, Edmonton

MLS® #E4421957

\$989,000

6 Bedroom, 4.50 Bathroom, 2,787 sqft

Single Family on 0.00 Acres

Forest Heights (Edmonton), Edmonton, AB

Welcome to this stunning brand-new in-fill property in the highly sought-after community of Forest Heights. The main home offers 2,206 sq. ft, 3 bedrooms + den/office and 2.5 bathrooms. The open concept floor-plan sprawls into the luxurious extended kitchen, which is the heart of the home, featuring quartz countertops, stainless steel appliances and luxurious finishings. The property also offers a 974 sq. ft, 2-BEDROOM LEGAL BASEMENT SUITE (w/separate entrance) and a 581 sq. ft, 1-BEDROOM LEGAL GARDEN SUITE - perfect for generating income (rent long-term or AirBnB!). A total of 3,760 sq. ft of total liveable area! The property was built using performance path specs, offering 22% less energy consumption than a typical standard build. Located just a 5-minute drive from downtown, enjoy easy access to all amenities, and with the river valley just a short walk away, you™ll be able to embrace nature and outdoor activities right at your doorstep. This home is move-in-ready with landscaping included.

Built in 2023

Essential Information

MLS® # E4421957

Price \$989,000



Bedrooms	6
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	2,787
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	10603 81 Street
Area	Edmonton
Subdivision	Forest Heights (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6A 3L5

Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Hot Water Natural Gas, Insulation-Upgraded, Green Building, HRV System, 9 ft. Basement Ceiling
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-2, Natural Gas
Stories	4
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Metal, Vinyl
Exterior Features	Corner Lot, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	February 18th, 2025
Days on Market	71
Zoning	Zone 19

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Listing information last updated on April 30th, 2025 at 11:47am MDT