

\$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, youâ€™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 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 | 45 |
| Zoning | Zone 19 |

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Listing information last updated on April 4th, 2025 at 7:32pm MDT