

## **\$879,900 - 10615 81 Street, Edmonton**

MLS® #E4429642

**\$879,900**

6 Bedroom, 4.50 Bathroom, 2,799 sqft

Single Family on 0.00 Acres

Forest Heights (Edmonton), Edmonton, AB

Elevate your lifestyle in this meticulously custom-built home located steps away from the River Valley, on an expansive 66x125 lot. This spacious home showcases over 4,400 sqft of elegant living space featuring 6 bedrooms and 5 bathrooms. Upon entry, you're greeted by dramatic vaulted ceilings, large windows flooding rooms with natural light, a luxury spiral staircase, and engineered cherry walnut hardwood floors. Designed for entertaining, the main floor offers two large living rooms, formal dining, and a stunning kitchen complete with new appliances and a walk-through pantry. The second level boasts three spacious bedrooms including a primary suite with a luxurious 6pc ensuite, plus a convenient Jack-and-Jill bathroom. This fully self-contained separate living space, has a separate entrance, kitchen, three bedrooms, and two baths. Outside, enjoy majestic landscaping, private gated entrance, irrigation system, heated attached garage, two balconies, and two sheds for ultimate comfort and convenience.

Built in 2003

### **Essential Information**

MLS® # E4429642

Price \$879,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 4.50                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 2,799                  |
| Acres          | 0.00                   |
| Year Built     | 2003                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 10615 81 Street           |
| Area        | Edmonton                  |
| Subdivision | Forest Heights (Edmonton) |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6A 3L5                   |

### Amenities

|           |                                                                                                                                                                                                                                                                                                                                          |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Front Porch, Gazebo, Insulation-Upgraded, No Smoking Home, Parking-Extra, Patio, Smart/Program. Thermostat, R.V. Storage, Secured Parking, Sprinkler Sys-Underground, Television Connection, Vaulted Ceiling, Vinyl Windows |
| Parking   | Double Garage Attached, Heated, Over Sized, RV Parking                                                                                                                                                                                                                                                                                   |

### Interior

|                   |                                                                                                                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                                      |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Storage Shed, Stove-Countertop Gas, Stove-Electric, Window Coverings, Dryer-Two, Refrigerators-Two, Washers-Two, Garage Heater |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                                                                                                                   |
| Fireplaces        | Insert                                                                                                                                                                                                                                                |
| Stories           | 3                                                                                                                                                                                                                                                     |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Full, Finished |

### Exterior

|                   |                                                                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                                                                         |
| Exterior Features | Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View City, View Downtown |
| Roof              | Asphalt Shingles                                                                                                                                                                     |
| Construction      | Wood, Stucco                                                                                                                                                                         |
| Foundation        | Concrete Perimeter                                                                                                                                                                   |

### School Information

|            |                       |
|------------|-----------------------|
| Elementary | Forest Heights School |
| Middle     | Spruce Avenue School  |
| High       | JH Picard School      |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 8th, 2025 |
| Days on Market | 11              |
| Zoning         | Zone 19         |

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Listing information last updated on April 19th, 2025 at 5:17pm MDT