

## \$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 8:02pm MDT