

# \$344,900 - 10328 80 Street, Edmonton

MLS® #E4456748

## \$344,900

1 Bedroom, 1.00 Bathroom, 1,044 sqft  
Single Family on 0.00 Acres

Forest Heights (Edmonton), Edmonton, AB

This home requires more than a handyman—it’s ideal for a contractor/renovator ready to take on a major project or a LOT you’ll LOVE to build your dream home on! Priced at lot value. Situated in one of Edmonton’s most desirable mature neighborhoods, this location can’t be beat: less than a 10 minute drive to downtown, with quick access to all corners of the city. Surrounded by tree-lined streets, schools, parks, and 3 blocks from Edmonton’s beautiful river valley, Forest Heights is the perfect spot to invest and create lasting value.



Built in 1945

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4456748               |
| Price          | \$344,900              |
| Lease Rate     | \$13                   |
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 1,044                  |
| Acres          | 0.00                   |
| Year Built     | 1945                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |

|        |          |
|--------|----------|
| Style  | Bungalow |
| Status | Active   |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 10328 80 Street           |
| Area        | Edmonton                  |
| Subdivision | Forest Heights (Edmonton) |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6A 3J4                   |

### Amenities

|           |             |
|-----------|-------------|
| Amenities | See Remarks |
| Parking   | No Garage   |

### Interior

|              |                              |
|--------------|------------------------------|
| Appliances   | Refrigerator, Stove-Electric |
| Heating      | Forced Air-1, Natural Gas    |
| Stories      | 1                            |
| Has Basement | Yes                          |
| Basement     | Full, Partially Finished     |

### Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                       |
| Exterior Features | Back Lane, Flat Site, Playground Nearby, Schools, Shopping Nearby |
| Lot Description   | 43 x 125                                                          |
| Roof              | Asphalt Shingles                                                  |
| Construction      | Wood, Vinyl                                                       |
| Foundation        | Concrete Perimeter                                                |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 21                  |
| Zoning         | Zone 19             |

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Listing information last updated on September 29th, 2025 at 6:47pm MDT