

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

MLS® #E4425861

### \$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® # E4425861

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 March 14th, 2025  
Days on Market 21  
Zoning Zone 19

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 4th, 2025 at 4:17am MDT