

## \$664,995 - 10324 78 Street, Edmonton

MLS® #E4456096

### \$664,995

5 Bedroom, 2.00 Bathroom, 1,234 sqft  
Single Family on 0.00 Acres

Forest Heights (Edmonton), Edmonton, AB

Investor Alert in Forest Heights! This fully renovated bungalow with a LEGAL 2-bedroom basement suite is a rare find in one of Edmonton's most sought-after central neighborhoods. The main floor offers 1,234 sq. ft. of bright, open living space with a modern kitchen, stainless steel appliances, spacious living & dining areas, three bedrooms, and a full bath. The legal basement suite is well-designed with its own full kitchen, dining room, large living room, two bedrooms, bath, and in-suite laundry - perfect as a mortgage helper or income property. Outside, enjoy a landscaped yard and double detached garage. Located on a tree-lined street steps from the River Valley, this property offers both lifestyle and strong cash flow potential. With quick access to downtown, schools, shopping, and transit, it's a prime revenue-generating opportunity.

Built in 1958

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4456096  |
| Price          | \$664,995 |
| Bedrooms       | 5         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,234     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1958                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 10324 78 Street           |
| Area        | Edmonton                  |
| Subdivision | Forest Heights (Edmonton) |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6A 3E5                   |

### Amenities

|           |                                                                                                               |
|-----------|---------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Carbon Monoxide Detectors, Detectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows |
| Parking   | Double Garage Detached                                                                                        |

### Interior

|              |                                                                                                                                                 |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dryer, Garage Opener, Hood Fan, Microwave Hood Fan, Oven-Microwave, Stacked Washer/Dryer, Washer, Refrigerators-Two, Stoves-Two, Dishwasher-Two |
| Heating      | Forced Air-2, Natural Gas                                                                                                                       |
| Fireplace    | Yes                                                                                                                                             |
| Fireplaces   | Insert                                                                                                                                          |
| Stories      | 2                                                                                                                                               |
| Has Suite    | Yes                                                                                                                                             |
| Has Basement | Yes                                                                                                                                             |
| Basement     | Full, Finished                                                                                                                                  |

### Exterior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                                   |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                      |
| Construction      | Wood, Stucco, Vinyl                                                                                   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 4th, 2025

Days on Market                12

Zoning                              Zone 19

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Listing information last updated on September 16th, 2025 at 8:32am MDT