

\$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 10

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 September 14th, 2025 at 6:17am MDT