

# \$689,990 - 10324 78 Street, Edmonton

MLS® #E4456096

## \$689,990

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	\$689,990
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                2

Zoning                            Zone 19

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