

Courtesy Of Brice J Laidler Of Black Sheep Realty

## \$634,000 - 10335 78 Street, Edmonton

MLS® #E4431616

### \$634,000

4 Bedroom, 3.50 Bathroom, 1,792 sqft  
Single Family on 0.00 Acres

Forest Heights (Edmonton), Edmonton, AB

This stunning 4 bed, 3.5 bath duplex sits in the heart of Forest Heights, known for its tree-lined streets, parks, and easy access to the river valley and downtown. Upstairs you'll find a bright, west-facing primary suite with a huge walk-in closet and spacious ensuite. The two additional bedrooms are generously sized and share a well-appointed 4-piece bathroom. Topping it all off is a dream laundry room—practical, stylish, and perfectly located. The main floor features a functional front office, a convenient half bath, and a wide-open layout with a massive kitchen offering tons of storage and prep space. The living and dining areas flow seamlessly, creating an ideal space for gathering. Out back, a mudroom leads to a private, west-facing yard with a patio, lawn, and established garden beds, plus a double garage. The fully finished basement includes a large rec space, a fourth bedroom, another 4-piece bath, and tons of storage. With a separate side entrance, there's great suite potential down the road.

Built in 2016

### Essential Information

MLS® #	E4431616
Price	\$634,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,792
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	10335 78 Street
Area	Edmonton
Subdivision	Forest Heights (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6A 3E4

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., Deck
Parking	Double Garage Detached

### **Interior**

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction Wood, Stucco  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed April 18th, 2025  
Days on Market 2  
Zoning Zone 19

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