

## \$625,000 - 10312 78 St, Edmonton

MLS® #E4452190

**\$625,000**

4 Bedroom, 3.50 Bathroom, 1,639 sqft

Single Family on 0.00 Acres

Forest Heights (Edmonton), Edmonton, AB

Modern living in a mature neighbourhood. Built in 2021, this gorgeous half duplex in the sought-after Forest Heights has been impeccably maintained and is move-in ready. The main floor boasts 9' ceilings and a bright, open layout with a spacious living room, dining area, and stylish central kitchen with a huge eat up island making it perfect for hosting friends and family. Built-in benches at both the front and back entries add smart storage and convenience, plus there's a handy main floor bathroom. Upstairs, you'll find 3 generous bedrooms and 2 full baths, including a serene primary suite and top floor laundry. The fully finished basement offers even more space with a wet bar, large living area, bedroom, and a bathroom. Outside, the great-sized, west-facing backyard is ready for BBQs, gardening, or just soaking up the sun. Located on a quiet street, close to the beautiful river valley trails and excellent schools, this home blends comfort, style, and an unbeatable location!

Built in 2021

### Essential Information

MLS® # E4452190

Price \$625,000

Bedrooms 4



|                |               |
|----------------|---------------|
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,639         |
| Acres          | 0.00          |
| Year Built     | 2021          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 10312 78 St               |
| Area        | Edmonton                  |
| Subdivision | Forest Heights (Edmonton) |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6A 3E5                   |

### Amenities

|           |                                                                                                                                                                                                |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, No Animal Home, No Smoking Home, Vinyl Windows, Wet Bar, Vacuum System-Roughed-In, HRV System |
| Parking   | Double Garage Detached, Insulated, Rear Drive Access                                                                                                                                           |

### Interior

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

### Exterior

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl, Hardie Board Siding                                                                                         |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |

|              |                                  |
|--------------|----------------------------------|
| Roof         | Asphalt Shingles                 |
| Construction | Wood, Vinyl, Hardie Board Siding |
| Foundation   | Concrete Perimeter               |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 9th, 2025 |
| Days on Market | 5                |
| Zoning         | Zone 19          |

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Listing information last updated on August 14th, 2025 at 6:02am MDT