

## \$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 4

Zoning Zone 19

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