

## \$500,000 - 10419 10421 78 Street, Edmonton

MLS® #E4441756

### \$500,000

5 Bedroom, 2.00 Bathroom, 1,071 sqft

Single Family on 0.00 Acres

Forest Heights (Edmonton), Edmonton, AB

Investor Alert in Forest Heights! This solid 1,071 sq ft bungalow sits on a beautiful, tree-lined street and features a fully legal basement suite with separate entrance. The main floor offers a spacious living room with hardwood flooring, a bright kitchen with updated countertops, fridge, and stove, three generous bedrooms, and a full 4-piece bath. Downstairs, the legal suite includes a newer kitchen, two bedrooms, a 4-piece bath, and shared laundry. Sitting on a large 50x128 ft subdividable lot, this property also includes a double garage and a large rear deck. A rare find in this sought-after neighbourhood, just minutes to downtown, schools, shopping, public transit, and Edmonton's scenic River Valley trails.

Built in 1960

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4441756  |
| Price          | \$500,000 |
| Bedrooms       | 5         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,071     |
| Acres          | 0.00      |
| Year Built     | 1960      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 10419 10421 78 Street     |
| Area        | Edmonton                  |
| Subdivision | Forest Heights (Edmonton) |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6A 3E7                   |

### Amenities

|           |                             |
|-----------|-----------------------------|
| Amenities | Deck, Hot Water Natural Gas |
| Parking   | Double Garage Detached      |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Washer, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Suite    | Yes  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Subdividable Lot |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

### School Information

|            |                |
|------------|----------------|
| Elementary | Forest Heights |
| Middle     | Hardisty       |
| High       | McNally        |

**Additional Information**

Date Listed                June 11th, 2025  
Days on Market        53  
Zoning                    Zone 19

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