

## \$539,900 - 10715 8 Avenue, Edmonton

MLS® #E4439144

**\$539,900**

5 Bedroom, 2.50 Bathroom, 1,679 sqft

Single Family on 0.00 Acres

Richford, Edmonton, AB

Beautiful 2 storey nestled nicely in desirable southwest Edmonton. Offers close to 2500 sqft of total living space with finished basement! Features 3+2 bedrooms and 3.5 baths. Hardwood flooring in gorgeous great room area with gas fireplace and large built-in entertaining wall unit. Open kitchen with large island and eating bar, walk through pantry and ample cabinet & countertop space. Open to kitchen is the spacious dining area with large area for your buffet and hutch. Large master bedroom has walk-in closet and full bath ensuite. Basement development with 2 bedrooms, full bathroom and family room. Tile floorings in front entrance, main floor hallway, kitchen, dining area and all bathrooms. Fully landscaped and fenced with deck with built-in benches and a convenient storage shed. South exposure. Lots of natural light. Steps from neighborhood park. Easy access to Calgary Trail, Anthony Henday and Whitemud Fwy. Great family community!

Built in 2002

### Essential Information

MLS® #	E4439144
Price	\$539,900
Bedrooms	5
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,679
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	10715 8 Avenue
Area	Edmonton
Subdivision	Richford
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1G4

### Amenities

Amenities	Deck
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Storage Shed, Stove-Electric, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 29th, 2025
Days on Market	8
Zoning	Zone 55
HOA Fees	191
HOA Fees Freq.	Annually

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