

## \$449,000 - 10903 8 Avenue, Edmonton

MLS® #E4434151

**\$449,000**

2 Bedroom, 2.50 Bathroom, 1,485 sqft

Single Family on 0.00 Acres

Richford, Edmonton, AB

Large half duplex home in desirable south side community of Richford. This well-appointed half duplex home boasts 1,400+ sqft, TWO master ensuite with fully finished basement and double attached garage. Main floor features open concept plan. Living room has a gas fireplace with hardwood flooring throughout. Good sized kitchen boasts loads of maple cabinets, ample counter space and corner pantry. Dining room is spacious with patio door leading to the large deck. Upstairs has two ensuite and each has a 4 pc bath. Fully finished basement has a large family room. Close to Ravine, walking trail, public transit and all amenities. Quick access to South Common shopping, Calgary trail and Anthony Henday.

Built in 2002

### Essential Information

MLS® #	E4434151
Price	\$449,000
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,485
Acres	0.00



Year Built	2002
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	10903 8 Avenue
Area	Edmonton
Subdivision	Richford
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 1G1

### Amenities

Amenities	See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom				
Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator	Garage	Control,	Hood	Fan,
Heating	Forced Air-1, Natural Gas				
Stories	3				
Has Basement	Yes				
Basement	Full, Finished				

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Public Transportation, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 2nd, 2025
Days on Market	46
Zoning	Zone 55

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 16th, 2025 at 11:32pm MDT