

## \$519,900 - 10715 8 Avenue, Edmonton

MLS® #E4439144

**\$519,900**

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	\$519,900
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	18
Zoning	Zone 55
HOA Fees	191
HOA Fees Freq.	Annually

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 9:32am MDT