

## \$428,000 - 10903 8 Avenue, Edmonton

MLS® #E4445782

**\$428,000**

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® #         | E4445782  |
| Price          | \$428,000 |
| 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, Garage Control, Hood Fan, Oven-Microwave, Refrigerator |
| 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    | July 4th, 2025 |
| Days on Market | 32             |
| Zoning         | Zone 55        |

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Listing information last updated on August 5th, 2025 at 4:03pm MDT