

## \$525,000 - 18 10848 8 Avenue, Edmonton

MLS® #E4429506

**\$525,000**

4 Bedroom, 3.00 Bathroom, 1,372 sqft

Condo / Townhouse on 0.00 Acres

Richford, Edmonton, AB

Terrific walk out bungalow in adult community(55 plus) on pie lot backing onto a green space. Close to shopping, Anthony Henday and Calgary Trail. Open concept with vaulted ceilings and kitchen open to the great room. Main floor laundry. Hardwood floors. Professionally finished basement. Huge West facing deck. Steps to Ravine and walking trails. Excellent condition! For more details please visit the REALTOR®'s Website.

Built in 2001

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4429506          |
| Price          | \$525,000         |
| Bedrooms       | 4                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,372             |
| Acres          | 0.00              |
| Year Built     | 2001              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

Address 18 10848 8 Avenue



|             |          |
|-------------|----------|
| Area        | Edmonton |
| Subdivision | Richford |
| City        | Edmonton |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T6W 1G5  |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Deck, Detectors Smoke, Parking-Visitor, Patio, Vaulted Ceiling, Walkout Basement |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached, Front Drive Access, Insulated   |
| Is Waterfront  | Yes   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas                                   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Vinyl   |
| Exterior Features | Creek, Cul-De-Sac, Fenced, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Vinyl   |
| Foundation        | Concrete Perimeter   |

### **School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Roberta Macadams/Monsignor |
| Middle     | D.S Mackenzie/Father Micha |
| High       | Dr.Anne/Louis St. L        |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 7th, 2025 |
| Days on Market | 15              |
| Zoning         | Zone 55         |

|                |          |
|----------------|----------|
| HOA Fees       | 220      |
| HOA Fees Freq. | Annually |
| Condo Fee      | \$416    |

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Listing information last updated on April 22nd, 2025 at 6:32am MDT