



## Edmonton Alberta

\$1,399,000

Rare opportunity in prestigious Richford! Situated on an incredible 135' x 368' lot (1.14 acre), this spacious bungalow offers exceptional privacy within city limits. Featuring 3 bedrooms up, 1 bedroom down, 1.5 bathrooms, a bright living room, formal dining room, family room with a brick fireplace, breakfast nook, den, updated kitchen with island, and a partially finished basement with a massive recreation room. Enjoy mature trees, a large rear deck, an attached double garage, and a park-like setting just minutes from Anthony Henday Drive, Calgary Trail, South Edmonton Common, and Edmonton International Airport. Ideal as a family home, private estate property, or land holding with future redevelopment potential. This is an opportunity you won't want to miss. (id:6769)

Bedroom 4 3.97 m X 3.97 m

Recreation room 10.62 m X 4.41 m

Storage 8.53 m X 4.05 m

Storage 3.96 m X 3.23 m

Living room 6.61 m X 3.51 m

Dining room 3.78 m X 4.19 m

Kitchen 4.39 m X 4.62 m

Family room 5.9 m X 3.96 m

Den 6.51 m X 6.11 m

Primary Bedroom 3.37 m X 4.18 m

Bedroom 2 2.88 m X 3.11 m

Bedroom 3 3.05 m X 3.11 m

Breakfast 2.92 m X 4.62 m

Laundry room 2.42 m X 3.22 m

Utility room 2.69 m X 2.62 m

Listing Presented By:



Originally Listed by:  
MaxWell Progressive

<http://sunnysells.ca/>



**REMAX ELITE**

8104 160 Ave NW, Edmonton, AB,  
T5Z 3J8

Phone: 780-406-4000

Fax:

[broker@eliterealestate.ca](mailto:broker@eliterealestate.ca)

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.