



## Edmonton Alberta

\$534,900

Welcome to this beautifully designed adult-living WALKOUT BASEMENT half duplex in desirable Richford. Featuring an open concept layout with vaulted ceilings and hardwood floors throughout. The main floor offers 1387 SQFT, a spacious primary bedroom with his-and-hers walk-in closets and a 3-piece ensuite, plus an additional bedroom with a Murphy bed for flexible use. Enjoy a cozy gas fireplace, bright dining area, pantry, and a 4-piece bath. The walkout basement boasts a huge living room, two more bedrooms—one with two Murphy beds—perfect for guests or hobbies. Outdoor living is a breeze with a main-level deck and lower patio area, plus easy access to scenic walking trails. Complete with a double attached garage & A/C Humidifier, this home blends comfort, convenience, and style. SOME PHOTOS ARE VIRTUALLY STAGED (id:6769)

Family room 7.16 m X 4.33 m

Bedroom 3 7.44 m X 4.3 m

Bedroom 4 3.72 m X 3.48 m

Living room 6.36 m X 4.36 m

Dining room 3.89 m X 2.58 m

Kitchen 3.81 m X 3.77 m

Primary Bedroom 4.27 m X 3.95 m

Bedroom 2 3.22 m X 2.87 m

Listing Presented By:



Originally Listed by:  
Century 21 All Stars Realty Ltd

<http://www.michaelsells.ca/>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

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