

## \$350,000 - 8423 Mill Woods Road, Edmonton

MLS® #E4434498

**\$350,000**

3 Bedroom, 1.50 Bathroom, 1,171 sqft

Single Family on 0.00 Acres

Richfield, Edmonton, AB

Updated Single Family Home in the Heart of Millwoods! Welcome to this charming and well-maintained 3-bedroom, 2-bath detached home in the established community of Richfield. Offering 1,171 sq ft of comfortable living space, this home is perfect for families, first-time buyers, or investors alike. Youâ€™ll love the numerous upgrades, including a modernized kitchen, refreshed flooring, newer roof, high-efficiency furnace, and updated windowsâ€”all adding to the homeâ€™s comfort and value. Step outside to enjoy the spacious, fully fenced backyardâ€”a perfect space for kids, pets, or weekend BBQs. Located on a quiet street, yet just minutes from schools, parks, shopping, and transit, this is a fantastic opportunity to own a move-in-ready home in one of Millwoods' most convenient locations. Donâ€™t miss your chance to call this gem in Richfield your own!

Built in 1976

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4434498  |
| Price      | \$350,000 |
| Bedrooms   | 3         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,171                  |
| Acres          | 0.00                   |
| Year Built     | 1976                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 8423 Mill Woods Road |
| Area        | Edmonton             |
| Subdivision | Richfield            |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6K 2P6              |

### **Amenities**

|           |                |
|-----------|----------------|
| Amenities | See Remarks    |
| Parking   | Single Carport |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Unfinished   |

### **Exterior**

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Stucco       |
| Exterior Features | Fenced, Flat Site  |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco       |
| Foundation        | Concrete Perimeter |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 5th, 2025 |
| Days on Market | 16            |
| Zoning         | Zone 29       |

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