# \$449,700 - 8316 19 Avenue, Edmonton

MLS® #E4432617

#### \$449,700

4 Bedroom, 2.00 Bathroom, 1,122 sqft Single Family on 0.00 Acres

Satoo, Edmonton, AB

First-time buyers and growing families. Welcome home to this immaculate 1122 sq ft bungalow in Satoo. A rare gem indeed! Step inside and you'll notice the attention to detail and Pinterest-style charm. The open-concept main floor features a cozy living room with a picture window overlooking the front yard, and a bright kitchen with white cabinetry and a prep table, perfect for your family meals. There are 3 bedrooms on the main floor and 1 more downstairs, offering space for everyone. The finished basement includes a warm family room, 3-piece bath, a laundry room, tons of storage, and is wired for a theatre room. Recent upgrades include shingles (2020), A/C (2022), hot water tank (2020), triple-pane windows, and a newer furnace. Outside, enjoy a HUGE yard with plenty of space for kids to play, a 28x26 fully finished heated garage, PLUS RV parking. You do not find garages like this in the city! Rear alley access and close to all amenities. A beautifully maintained home in a family neighbourhood.







Built in 1975

#### **Essential Information**

MLS® #	E4432617
Price	\$449,700
Bedrooms	4

Bathrooms	2.00
Full Baths	2
Square Footage	1,122
Acres	0.00
Year Built	1975
Туре	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

## **Community Information**

Address	8316 19 Avenue
Area	Edmonton
Subdivision	Satoo
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6K 2E1

### Amenities

Amenities	Air Conditioner, Deck, No Smoking Home
Parking	Double Garage Detached, Heated, Over Sized

#### Interior

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

## Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed April 24th, 2025

7

Days on Market

Zoning Zone 29

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