

# **\$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
Type	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, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
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

Days on Market 8

Zoning Zone 29

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 1st, 2025 at 10:32pm MDT