

## \$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.

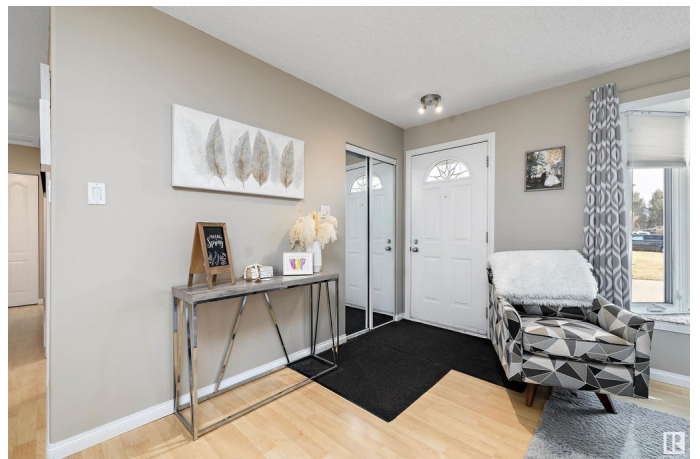
Built in 1975

### 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 7

Zoning Zone 29

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Listing information last updated on May 1st, 2025 at 6:32pm MDT