

## \$449,000 - 8324 19 Avenue, Edmonton

MLS® #E4440486

**\$449,000**

4 Bedroom, 2.50 Bathroom, 1,163 sqft

Single Family on 0.00 Acres

Satoo, Edmonton, AB

Step into this inviting bungalow featuring A/C in the summer & a cozy f/p for the winter in the living room. The spacious eat-in kitchen offers ample storage, workspace & new dishwasher in 2023. Adjacent is the nook which has access onto the large deck. Down the hall, you'll find the primary bedroom complete with an updated 2pce ensuite. Two addtl bedrooms & updated 4pce bath complete the main floor. The finished bsmnt includes a large rec room, bedroom, den, 3pce bath & storage space. The laundry room features a new washer & dryer (2023). Enjoy outdoor living in the backyard, featuring a large deck, stone patio, & plenty of space for kids to play. A double detached garage & space for RV parking add extra value & convenience. Major updates have already been taken care of: new furnace (2023), A/C (2021), updated windows (2020), & insulation & shingles (2019) . Located in the welcoming community of Satoo, this home is close to parks, schools, the Rec Centre, shopping, & offers easy access to the Henday.

Built in 1975

### Essential Information

MLS® # E4440486

Price \$449,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,163                  |
| Acres          | 0.00                   |
| Year Built     | 1975                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 8324 19 Avenue |
| Area        | Edmonton       |
| Subdivision | Satoo          |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6K 2E1        |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Air Conditioner, Deck, Patio       |
| Parking   | Double Garage Detached, RV Parking |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Brick Facing  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Metal  |
| Exterior Features | Back Lane, Fenced, Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Metal        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 23             |
| Zoning         | Zone 29        |

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Listing information last updated on June 28th, 2025 at 3:47am MDT