

## \$479,900 - 8309 19 Avenue, Edmonton

MLS® #E4428271

**\$479,900**

4 Bedroom, 3.00 Bathroom, 2,032 sqft

Single Family on 0.00 Acres

Satoo, Edmonton, AB

Large 5 Level Split home located on quiet cul-de-sac in Satoo. Custom built with over 2000 sq ft of living space above grade. Front foyer leads to main floor space.

Bedroom/Den, half bathroom and room for main floor laundry. Family room with fireplace and patio doors leading to large East facing back yard. Open kitchen with eat-in dining area. Traditional Layout with Formal Dining Room and Living Room. Upgraded Hardwood Flooring. Upstairs are 3 bedrooms. Master Bedroom has two piece ensuite. Unfinished Basement has two full levels. Three Piece bathroom and laundry. 5th level is full height in the basement (a rare find), tons of room for future development. Two Furnaces have been upgraded in recent years to high efficiency. Shingles are approximately 7 years old. Large back yard is fully fenced and is backing on to green space. Expansive front driveway suitable for RV parking. Great Family Home.

Built in 1975

### Essential Information

MLS® #	E4428271
Price	\$479,900
Bedrooms	4
Bathrooms	3.00



Full Baths	2
Half Baths	2
Square Footage	2,032
Acres	0.00
Year Built	1975
Type	Single Family
Sub-Type	Detached Single Family
Style	5 Level Split
Status	Active

### **Community Information**

Address	8309 19 Avenue
Area	Edmonton
Subdivision	Satoo
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6K 2C9

### **Amenities**

Amenities	No Smoking Home
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Brick, Stucco
Exterior Features	Fenced, Landscaped
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

## Additional Information

Date Listed March 31st, 2025

Days on Market 5

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 April 4th, 2025 at 11:47pm MDT