# \$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 diniing 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 developement. 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

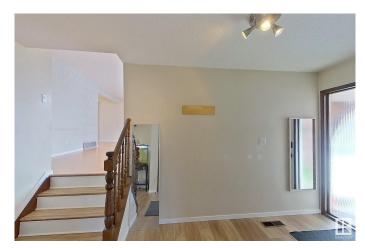
#### **Essential Information**

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 3

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 3rd, 2025 at 1:17am MDT