

## \$539,000 - 8219 17 Avenue, Edmonton

MLS® #E4449167

**\$539,000**

5 Bedroom, 2.00 Bathroom, 1,171 sqft

Single Family on 0.00 Acres

Satoo, Edmonton, AB

Incredible 1171 sq. ft. 3+2 bedroom bungalow backing onto a park with green space on two sides. Professionally renovated throughout, this home features a chef's kitchen with Sub-Zero fridge, stone countertops, and custom oak cabinetry. The living room offers a cozy three-sided gas fireplace and is flooded with beautiful natural light perfect for family living. Updates include new hardwood floors, triple-pane windows on the main, Hunter Douglas blinds, furnace, hot water tank, electrical panel, water softener, soffits, fascia, eavestroughs, Hardie board siding. Professional landscaping in both front and back yards creating a stunning hardscape patio at the back, an ideal space for outdoor entertaining. Huge 24'x26' double garage includes a brand new, 14' x 8' heated office with in-floor heating, perfect for working from home or as a studio and additionally, room for RV parking. Move-in ready, walkable to elementary and middle schools, close to airport shopping & parks, an exceptional family home.

Built in 1975

### Essential Information

MLS® # E4449167

Price \$539,000



Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,171
Acres	0.00
Year Built	1975
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	8219 17 Avenue
Area	Edmonton
Subdivision	Satoo
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6K 2C7

### Amenities

Amenities	On Street Parking, Air Conditioner, Hot Water Natural Gas, No Smoking Home, Vinyl Windows
Parking Spaces	8
Parking	Double Garage Attached, RV Parking

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Hood Fan, Humidifier-Power(Furnace), Oven-Microwave, Refrigerator, Washer, Water Conditioner, Water Softener, Window Coverings, Stove-Induction
Heating	Forced Air-1, In Floor Heat System, Electric, Natural Gas
Fireplace	Yes
Fireplaces	Direct Vent, Heatilator/Fan, Remote Control
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Hardie Board Siding
Exterior Features	Backs Onto Park/Trees, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Hardie Board Siding
Foundation	Concrete Perimeter

### **School Information**

Elementary	Satoo
Middle	Kisewatsiwin
High	J. Percy Page

### **Additional Information**

Date Listed	July 23rd, 2025
Days on Market	6
Zoning	Zone 29

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