

## \$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	12
Zoning	Zone 29

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