

## \$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     | Kisewatisiwin |
| High       | J. Percy Page |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 23rd, 2025 |
| Days on Market | 45              |
| 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 September 6th, 2025 at 10:32am MDT