

\$549,000 - 8107 22 Avenue, Edmonton

MLS® #E4429002

\$549,000

5 Bedroom, 2.00 Bathroom, 1,069 sqft

Single Family on 0.00 Acres

Satoo, Edmonton, AB

CORNER LOT ALERT! This upgraded bungalow on a spacious 60' corner lot features a fully approved **LEGAL BASEMENT SUITE** by the City of Edmonton. It includes an oversized double garage, extra-wide driveway, air conditioning, sprinkler system, 3+2 bedrooms, 2 full bathrooms, 2 living rooms, 2 kitchens, and 2 laundries. Enjoy a south-facing backyard with many fruit trees and impressive front/side yard while building equity with the basement suite rental. Recent upgrades: **NEWER ROOF, FURNACE, HWT, TRIPLE-PANE WINDOWS**, and modern **APPLIANCES**. The main level has a seamless flow from the living room to the dining area, three bedrooms, and an ensuite bathroom. Downstairs offers a large living room, kitchen, two additional bedrooms, a bathroom, and ample storage. Perfect for families, retirees, first-time buyers, and investors, this property is close to the Henday, Costco, and amenities. The lot can also accommodate a garage suite immediately or a future triplex with basement suites.

Built in 1975

Essential Information

MLS® # E4429002

Price \$549,000



| | |
|----------------|------------------------|
| Bedrooms | 5 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,069 |
| Acres | 0.00 |
| Year Built | 1975 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 8107 22 Avenue |
| Area | Edmonton |
| Subdivision | Satoo |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6X 1Z2 |

Amenities

| | |
|-----------|--|
| Amenities | Off Street Parking, On Street Parking, Air Conditioner, Carbon Monoxide Detectors, Dog Run-Fenced In, Parking-Extra, Sprinkler Sys-Underground, Natural Gas Stove Hookup |
| Parking | Double Garage Detached, Over Sized |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Stacked Washer/Dryer, Stove-Electric, Stove-Gas, Washer, See Remarks, Refrigerators-Two, Microwave Hood Fan-Two |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Suite | Yes |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

| | |
|-------------------|---|
| Exterior Features | Airport Nearby, Corner Lot, Fenced, Fruit Trees/Shrubs, Landscaped, Public Transportation, Schools, Shopping Nearby, Subdividable Lot |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

School Information

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|------------|---------------------------|
| Elementary | St. Clement elementary |
| Middle | Satoo school, Dan knot |
| High | J. Percy page high school |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 4th, 2025 |
| Days on Market | 27 |
| Zoning | Zone 29 |

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Listing information last updated on May 1st, 2025 at 6:32pm MDT