

## \$415,000 - 8021 17a Avenue, Edmonton

MLS® #E4429606

**\$415,000**

4 Bedroom, 2.50 Bathroom, 1,469 sqft

Single Family on 0.00 Acres

Satoo, Edmonton, AB

Simply lovely two storey home available in Satoo. Non zero, partial pie lot is fenced in and has a rear concrete pad for a future garage. This home has been partially updated both in and out. Out side you have a rear gazebo on a vinyl maintenance free deck. Step inside and you are greeted with a familiar floor plan that builders used for decades with a front living room and dinning room that is backed by a kitchen dinning nook and two piece bath. This home gets really good natural light and has had a little over half of its windows replaced too. As you head upstairs you get a large picture window on the staircase, 3 bedrooms and two baths. The 2nd bedroom was set up as an additional master closet for those buyers that need a much closet space as possible but could easily be converted back to the original layout if wanted. Master bedroom has really good space with a bay window, decent walk-in closet and a 3 piece bath. Basement is fully finished with a rec room and an additional bedroom.

Built in 1993

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4429606  |
| Price    | \$415,000 |
| Bedrooms | 4         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,469                  |
| Acres          | 0.00                   |
| Year Built     | 1993                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 8021 17a Avenue |
| Area        | Edmonton        |
| Subdivision | Satoo           |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6K 4E1         |

### Amenities

|           |                          |
|-----------|--------------------------|
| Amenities | Fire Pit, Gazebo         |
| Parking   | Parking Pad Cement/Paved |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Freezer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-2, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Vinyl  |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Brick, Vinyl  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 7th, 2025

Days on Market                12

Zoning                            Zone 29

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