

## \$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      16

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 April 23rd, 2025 at 3:32am MDT