# \$499,000 - 8107 22 Avenue, Edmonton

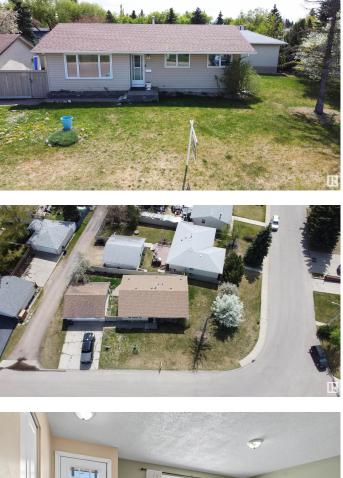
MLS® #E4435472

## \$499,000

5 Bedroom, 2.00 Bathroom, 1,062 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® #	E4435472
Price	\$499,000

Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,062
Acres	0.00
Year Built	1975
Туре	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	ln,	Parking-Extra,	Sprinkler
	Sys-Underground, Natural Gas Stove Hookup					
Parking	Double Gara	ge Detac	hed, 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**

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

#### **Additional Information**

Date Listed	May 9th, 2025
Days on Market	6
Zoning	Zone 29

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Listing information last updated on May 15th, 2025 at 5:47pm MDT