

## \$594,900 - 8307 14 Avenue, Edmonton

MLS® #E4434661

**\$594,900**

6 Bedroom, 4.00 Bathroom, 1,219 sqft  
Single Family on 0.00 Acres

Satoo, Edmonton, AB

Attention INVESTORS & First time home buyers looking for 3 units property thatâ€™s ready to move in or rent out! This beautiful fully-renovated 6 bedrooms 4 full washrooms Bungalow with 2 BASEMENTS in the Satoo neighborhood. The spacious living room welcomes you with bright bay windows ,modern kitchen and additional bar. The primary bedroom comes with its own 3-piece ensuite, additionally the main floor includes 2 more spacious bedrooms and a stylish 3-piece bathroom. A Separate entrance leading to the LEGAL BASEMENT SUITE with 2 bedrooms, second kitchen, washroom ,separate laundry. The additional basement development includes a 1-bedroom with full washroom plus a wet bar area . This bungalow is loaded with tons of upgrades All-new stainless steel appliances ,A new roof, New PEX plumbing throughout, new Luxury Vinyl flooring Two new furnaces ,a new high-capacity HWT and New windows throughout. Large lot with a long driveway that accommodates 5 plus parking , oversized single garage, and RV parking.

Built in 1975

### Essential Information

MLS® #	E4434661
Price	\$594,900



Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	1,219
Acres	0.00
Year Built	1975
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	8307 14 Avenue
Area	Edmonton
Subdivision	Satoo
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6K 1X3

### Amenities

Amenities	Carbon Monoxide Detectors, Detectors Smoke, See Remarks
Parking	Over Sized, Single Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Opener, Hood Fan, Stove-Electric, Stove-Gas, Window Coverings, See Remarks, Dryer-Two, Refrigerators-Two, Washers-Two, Wet Bar
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Heatilator/Fan
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

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

Exterior Features	Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 6th, 2025
Days on Market	9
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 May 15th, 2025 at 6:17am MDT