

## \$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                   |
| 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**

|            |                           |
|------------|---------------------------|
| 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 | 1             |
| Zoning         | Zone 29       |

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Listing information last updated on May 9th, 2025 at 11:47pm MDT