

## **\$549,000 - 8107 22 Avenue, Edmonton**

MLS® #E4429002

**\$549,000**

5 Bedroom, 2.00 Bathroom, 1,069 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® # E4429002

Price \$549,000



Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,069
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
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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	April 4th, 2025
Days on Market	33
Zoning	Zone 29

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Listing information last updated on May 6th, 2025 at 10:17pm MDT