

# \$445,500 - 8104 17 Avenue, Edmonton

MLS® #E4454834

**\$445,500**

4 Bedroom, 2.00 Bathroom, 1,052 sqft

Single Family on 0.00 Acres

Satoo, Edmonton, AB

Almost 2000 Sq Feet of living space: FULLY RENOVATED, move-in ready home with FRESH PAINT featuring In-law BASEMENT SUITE with separate entrance, located on a BIG LOT (533 Sq M). The main floor features an OPEN CONCEPT LAYOUT, seamlessly connecting the living, dining, and kitchen areas. The upgraded kitchen showcases QUARTZ countertops, white cabinetry, subway tile backsplash, stainless steel appliances, and extensive added cabinetry and counter space. NEWER LED POT LIGHTS and NEWER vinyl flooring throughout the main level enhance the bright, contemporary feel. Three generously sized bedrooms and a beautiful 4-piece bath with new tub, tiles, new paint, trim and lights; complete the main floor. SEPARATE ENTRANCE leads to the basement with new carpet (2023) which features a huge rec room, LARGE bedroom, full bath and a SECOND KITCHEN. Modern, fully renovated homes in the highly sought-after Satoo community are a RARE FIND. Excellent income or multi-generational living potential.

Built in 1976

## Essential Information

MLS® # E4454834

Price \$445,500



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,052
Acres	0.00
Year Built	1976
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	8104 17 Avenue
Area	Edmonton
Subdivision	Satoo
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6K 2C8

### **Amenities**

Amenities	Deck, No Smoking Home
Parking	2 Outdoor Stalls

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Metal, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 27th, 2025

Zoning                              Zone 29

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