

## \$439,000 - 8104 17 Avenue, Edmonton

MLS® #E4454834

**\$439,000**

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 \$439,000



|                |                        |
|----------------|------------------------|
| 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

Days on Market                20

Zoning                              Zone 29

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Listing information last updated on September 16th, 2025 at 3:33pm MDT