

## \$429,000 - 8104 17 Avenue, Edmonton

MLS® #E4454834

**\$429,000**

4 Bedroom, 2.00 Bathroom, 1,052 sqft

Single Family on 0.00 Acres

Satoo, Edmonton, AB

Take benefit of price reduction! 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.

Built in 1976

### Essential Information

MLS® # E4454834

Price \$429,000



|                |                        |
|----------------|------------------------|
| Lease Rate     | \$20                   |
| 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 | 54                |
| Zoning         | Zone 29           |

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Listing information last updated on October 19th, 2025 at 11:17pm MDT