

\$525,000 - 8107 22 Avenue, Edmonton

MLS® #E4435472

\$525,000

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	\$525,000



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
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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	May 9th, 2025
Days on Market	24
Zoning	Zone 29

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Listing information last updated on June 2nd, 2025 at 7:02am MDT