

## \$445,900 - 8707 16 Avenue, Edmonton

MLS® #E4440765

**\$445,900**

4 Bedroom, 2.50 Bathroom, 1,106 sqft

Single Family on 0.00 Acres

Satoo, Edmonton, AB

Located in the welcoming family community of Satoo, this 1,106 sq ft bungalow has been lovingly maintained by the original owners and offers the perfect opportunity for first-time buyers, investors, or anyone looking to add their personal touch. The main floor features three spacious bedrooms and two bathrooms, including a convenient 2-piece ensuite in the primary bedroom. A bright kitchen, cozy dining area, and spacious living room provide a functional layout ideal for family living. The partially finished basement offers even more space with a large rec room, laundry area, an additional bedroom, and a 3-piece bathroom—perfect for guests or extended family. Outside, you'll find a large, private yard, perfect for kids, pets, or future landscaping dreams, as well as a massive oversized garage. Situated on a quiet street, this home is close to schools, parks, shopping, and transit, making it a great location for families of all ages.

Built in 1975

### Essential Information

MLS® #	E4440765
Price	\$445,900
Bedrooms	4
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,106
Acres	0.00
Year Built	1975
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	8707 16 Avenue
Area	Edmonton
Subdivision	Satoo
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6K 2A4

### Amenities

Amenities	Deck, Detectors Smoke
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 5th, 2025

Days on Market                24

Zoning                              Zone 29

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Listing information last updated on June 29th, 2025 at 2:47pm MDT