

## **\$450,000 - 1535 80a Street, Edmonton**

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MLS® #E4439143

**\$450,000**

3 Bedroom, 2.50 Bathroom, 1,525 sqft  
Single Family on 0.00 Acres

Satoo, Edmonton, AB

Tucked away on a quiet street in Satoo, this beautifully maintained home is walking distance to St. Clement School. The family room features a cozy gas fireplace with updated tile surround, rich hardwood floors and large windows. The kitchen offers ample cabinetry, granite counters, under-cabinet lighting, a custom tile backsplash, and a spacious dining area. A 2-pce bath and laundry room complete the main floor. Upstairs features stylish luxury vinyl plank flooring, and 3 bedrooms, including a large primary with walk-in closet and full ensuite. Another full bath is also on this level to accompany the 2 secondary bedrooms. The finished basement includes a family room and a second flex/media space. Enjoy summer in the fenced backyard with lots of space for family BBQs and a heated 22x22 garage to keep the Edmonton winter off your vehicles. Finally to round off this perfect family home, there is A/C to keep you cool in the summer and a 2stage HE furnace to keep you warm in the winter! Come have a look.

Built in 1993

### **Essential Information**

MLS® #	E4439143
Price	\$450,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,525
Acres	0.00
Year Built	1993
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1535 80a Street
Area	Edmonton
Subdivision	Satoo
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6K 4E2

### Amenities

Amenities	Detectors Smoke, No Animal Home, No Smoking Home
Parking	Double Garage Detached

### Interior

Appliances	Dryer, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed May 29th, 2025

Days on Market 18

Zoning Zone 29

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