

## \$624,900 - 8307 14 Avenue, Edmonton

MLS® #E4434661

**\$624,900**

6 Bedroom, 4.00 Bathroom, 1,219 sqft

Single Family on 0.00 Acres

Satoo, Edmonton, AB

Welcome to this beautifully fully renovated bungalow, meticulously upgraded from top to bottom including heating ducts, mechanical systems, roof, bathrooms, kitchen, and premium appliances high-quality finishes. This spacious 6-bedroom, 4-full-bathroom home features two developed basements. The main floor welcomes you with a bright living room featuring\*bay windows\*modern kitchen with an additional bar\*primary bedroom with a 3-piece ensuite. Two more generously sized bedrooms and a stylish 3-piece bathroom complete this level. The legal basement suite includes a separate entrance 2 bedrooms second kitchen full washroom and separate laundry. Plus the additional basement development offers 1-bedroom unit with full bathroom and wet bar UPGRADES INCLUDE All-new stainless steel appliances New roof & PEX plumbing throughout Luxury vinyl flooring Two new furnaces & high-capacity hot water tank New windows Outside, a large lot with a long driveway (5+ parking spots), an oversized single garage, and RV parking.

Built in 1975

### Essential Information

MLS® # E4434661

Price \$624,900



Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	1,219
Acres	0.00
Year Built	1975
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	8307 14 Avenue
Area	Edmonton
Subdivision	Satoo
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6K 1X3

### Amenities

Amenities	Carbon Monoxide Detectors, Detectors Smoke, See Remarks
Parking	Over Sized, Single Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Opener, Hood Fan, Stove-Electric, Stove-Gas, Window Coverings, See Remarks, Dryer-Two, Refrigerators-Two, Washers-Two, Wet Bar
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Heatilator/Fan
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
----------	-------------

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

**Additional Information**

Date Listed	May 6th, 2025
Days on Market	67
Zoning	Zone 29

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 11th, 2025 at 10:47pm MDT