

\$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 32

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 6th, 2025 at 10:47pm MDT