

## \$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 | 90            |
| Zoning         | Zone 29       |

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Listing information last updated on August 4th, 2025 at 9:17pm MDT