

## **\$430,000 - 1535 80a Street, Edmonton**

MLS® #E4439143

**\$430,000**

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 \$430,000

|                |                        |
|----------------|------------------------|
| 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 | 116            |
| Zoning         | Zone 29        |



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