

## \$499,900 - 1520 80a Street, Edmonton

MLS® #E4445520

**\$499,900**

4 Bedroom, 3.00 Bathroom, 1,551 sqft

Single Family on 0.00 Acres

Satoo, Edmonton, AB

Finally, space to grow into â€” not out of. This updated 5-level split offers over 2,000 sq ft of finished living space designed for real life: 4 bedrooms, 3 full baths, a bright living room with big bay windows, and a dining room ready for holiday dinners. The kitchen is crisp and fresh with subway tile and stainless finishes. Head downstairs to a huge family room with fireplace and walkout to a South West facing backyard youâ€™™ll actually use: fruit trees, fresh fencing, greenspace, epic sun tanning and no neighbours behind. Thereâ€™™s a private lower level with a guest room, new bathroom, bonus living space, and storage youâ€™™ll actually love. Newer furnace, AC, and an oversized double garage check the last boxes. Tucked on a quiet street in Satoo, steps from parks and trails â€” this is the one that makes moving feel easy.

Built in 1993

### Essential Information

MLS® #	E4445520
Price	\$499,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,551
Acres	0.00



Year Built	1993
Type	Single Family
Sub-Type	Detached Single Family
Style	5 Level Split
Status	Active

### **Community Information**

Address	1520 80a Street
Area	Edmonton
Subdivision	Satoo
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6K 4E2

### **Amenities**

Amenities	Air Conditioner, Closet Organizers, Crawl Space, Deck, Exterior Walls-2"x6", Smart/Program. Thermostat, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	4
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Level Land, Low Maintenance Landscape, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 3rd, 2025

Days on Market                15

Zoning                              Zone 29

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