

## \$484,900 - 1520 80a Street, Edmonton

MLS® #E4453100

**\$484,900**

4 Bedroom, 3.00 Bathroom, 1,551 sqft

Single Family on 0.00 Acres

Satoo, Edmonton, AB

Backs directly onto Satoo Park—step out your back gate and explore. This 5-level split offers over 2,000 sq. ft. on a quiet Satoo street. The main floor's bay-windowed living room fills with natural light and flows to a dining area ready for family dinners or celebrations. The kitchen features subway tile, stainless steel appliances, and generous storage. Upstairs, 3 bedrooms include a large primary with ensuite. The lower family room has a gas fireplace, fresh paint, and walkout to a southwest-facing, pie-shaped yard with fruit trees and no rear neighbours—ideal for summer evenings, kids' play, or simply enjoying the view. The finished basement adds a guest bedroom, updated bath, bonus living area, and a huge crawlspace. Newer furnace, central A/C, and an oversized double garage complete the package—all with direct access to trails and greenspace right outside your door.

Built in 1993

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4453100  |
| Price      | \$484,900 |
| 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    | August 15th, 2025 |
| Days on Market | 7                 |
| Zoning         | Zone 29           |

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Listing information last updated on August 22nd, 2025 at 4:32am MDT