

Courtesy Of Mina D Gayed Of Mozaic Realty Group

\$449,900 - 7808 22 Avenue, Edmonton

MLS® #E4454797

\$449,900

4 Bedroom, 2.50 Bathroom, 1,249 sqft

Single Family on 0.00 Acres

Satoo, Edmonton, AB

Stunning and recently renovated, this 4 bed, 2.5 bath home with side entrance to a fully finished basement with second kitchen is a true gem in the sought-after community of Satoo! Perfectly located within walking distance to Millwoods Rec Centre, multiple schools & countless amenities. Step inside to a bright, spacious living room that flows into a beautifully updated kitchen featuring granite countertops, stainless steel appliances, ample cabinetry, pantry, & sunny windows. The main floor offers a large primary bedroom with ensuite, plus 2 additional bedrooms & a full bath. The fully finished basement with private access includes a second kitchen & full appliances, dining area, large living room, bedroom, & laundry—ideal for extended family or future potential. Updates include newer furnace, shingles, vinyl windows, fresh carpet & more. Outside, enjoy a concrete patio with gazebo, yard to play, massive driveway with abundant parking & an oversized double garage. Move-in ready and sure to impress!

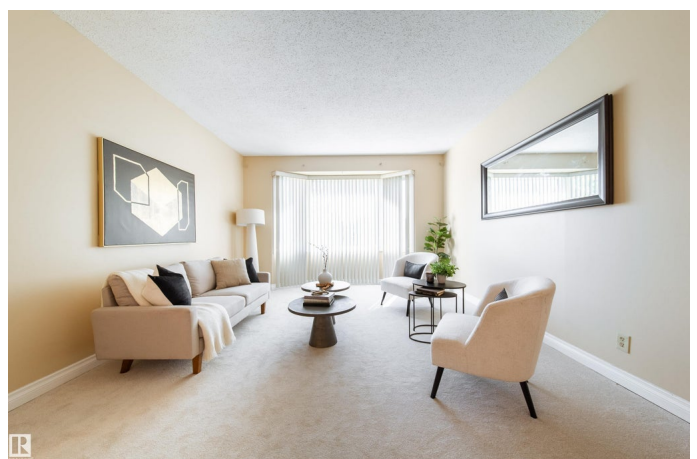
Built in 1976

Essential Information

MLS® # E4454797

Price \$449,900

Bedrooms 4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,249
Acres	0.00
Year Built	1976
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	7808 22 Avenue
Area	Edmonton
Subdivision	Satoo
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6K 2E3

Amenities

Amenities	Gazebo, Parking-Extra, Patio, Vinyl Windows
Parking Spaces	6
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Control, Garage Opener, Hood Fan, Storage Shed, Washer, Window Coverings, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Airport Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Satoo School
Middle	kisÅªwÅ£tisiwin School
High	J. Percy Page School

Additional Information

Date Listed	August 26th, 2025
Days on Market	13
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 September 8th, 2025 at 9:02pm MDT