

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

MLS® #E4453100

**\$484,900**

4 Bedroom, 3.00 Bathroom, 1,551 sqft

Single Family on 0.00 Acres

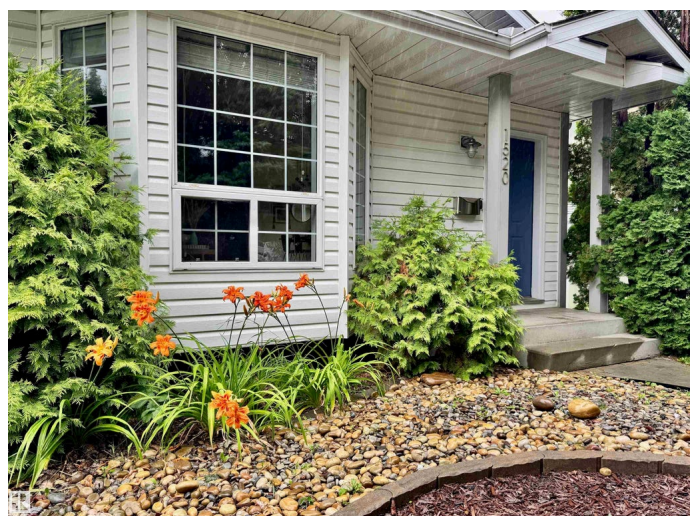
Satoo, Edmonton, AB

Backs directly onto Satoo Park with no rear neighbours! This rare 5-level split offers over 2,000 sq. ft. of living space and a southwest-facing pie lot with fruit trees and direct trail access. Built in 1993, it's newer than most in the area and features a bright bay-windowed living room, updated kitchen with subway tile and stainless appliances, plus a dining area perfect for family gatherings. Upstairs you'll find 3 bedrooms including a large primary with ensuite. The lower family room has fresh paint, a cozy gas fireplace, and patio doors to the yard. A finished basement adds a 4th bedroom, updated bath, bonus living area, and massive storage. With newer furnace, central A/C, and an oversized double garage, this move-in ready home is perfect for families wanting space and lifestyle or investors seeking a solid rental in a sought-after community.

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 | 36                |
| Zoning         | Zone 29           |

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Listing information last updated on September 20th, 2025 at 8:32am MDT