

\$459,900 - 8736 180 Avenue, Edmonton

MLS® #E4438931

\$459,900

3 Bedroom, 3.50 Bathroom, 1,471 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Welcome to this beautifully designed home in the desirable Klarvatten neighborhood. Offering 3 bedrooms and 3.5 bathrooms, this property is equipped with custom blinds, central air conditioning, and new lighting. A comprehensive security system with cameras ensures peace of mind. The kitchen features stainless steel appliances, granite countertops, and dark cabinetry. The main floor includes a spacious dining area, living room, half bath, laundry room, and mudroom. The large primary suite offers a 4-piece ensuite with a soaker tub and a walk-in closet, with two additional bedrooms located upstairs. The fully finished basement includes a bar and ample storage space. Outside, enjoy a large composite deck, gas BBQ hookup, PVC fencing, and a hot tub. The heated double detached garage adds extra convenience. Located close to Anthony Henday and shopping amenities, this home provides both comfort and practicality.



Built in 2012

Essential Information

MLS® #	E4438931
Price	\$459,900
Bedrooms	3
Bathrooms	3.50

Full Baths	3
Half Baths	1
Square Footage	1,471
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	8736 180 Avenue
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0E3

Amenities

Amenities	On Street Parking, Air Conditioner, Deck, Detectors Smoke, Hot Tub, Natural Gas BBQ Hookup
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Garage Heater, Hot Tub
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby,

Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Lago Lindo Elementary
Middle	Mary Butterworth Jr High
High	M.E. LaZerte

Additional Information

Date Listed	May 28th, 2025
Days on Market	9
Zoning	Zone 28

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