

# \$554,900 - 8827 180 Avenue, Edmonton

MLS® #E4439967

**\$554,900**

4 Bedroom, 2.50 Bathroom, 1,983 sqft  
Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional information Beautiful 4-Bedroom Home for Sale in Klarvatten, Edmonton “ Upgraded, Spacious & Move-In Ready Welcome to 8827 180 Avenue NW “ a meticulously cared-for 4-bedroom, 2.5-bathroom home nestled in the heart of Klarvatten, one of North Edmonton’s most desirable family-friendly communities. With nearly 2,000 sq. ft. of upgraded living space this home offers central air conditioning, a nest thermostat, and a cozy gas fireplace to keep your home comfortable year-round. Relax in a spa-like Ensuite, or enjoy the outdoors with the fully fenced yard, composite deck and a natural gas BBQ hookup.

Built in 2008

## Essential Information

MLS® #	E4439967
Price	\$554,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,983
Acres	0.00



Year Built	2008
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	8827 180 Avenue
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0C4

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Hot Water Natural Gas, No Smoking Home, Patio, Smart/Program. Thermostat, Vinyl Windows, Vacuum System-Roughed-In, Natural Gas BBQ Hookup
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Vacuum Systems
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Mantel, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed June 2nd, 2025

Days on Market 24

Zoning Zone 28

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 June 26th, 2025 at 1:17am MDT