

## **\$599,000 - 8710 180a Avenue, Edmonton**

MLS® #E4442305

**\$599,000**

3 Bedroom, 2.50 Bathroom, 2,232 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Discover this stunning 2,232 square foot home located in the beautiful community of Klarvatten. Featuring an open-concept main floor plan with gorgeous dark hardwood floors, a beautiful kitchen complete with floor-to-ceiling cabinetry, plus a large granite island and plenty of cabinet and counter space. The main floor offers a large and inviting living room with a gas fireplace, a two-piece bathroom, and a spacious mudroom. Upstairs, you'll find a **LARGE BONUS ROOM**, plus three bedrooms, a laundry room, and a four-piece main bathroom. The spacious primary bedroom is inviting, it's flooded with natural light, and includes a five-piece ensuite and a walk-in closet. The home also boasts a **HEATED OVERSIZED DOUBLE TANDEM GARAGE** that easily fits 3 vehicles. Step outside to enjoy a beautifully landscaped backyard, where you will find a large deck and a charming pergola, it's perfect for gatherings or just relaxing in your outdoor oasis. This home is like brand new and a great property to build happy memories.

Built in 2013

### **Essential Information**

MLS® # E4442305

Price \$599,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,232                  |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 8710 180a Avenue |
| Area        | Edmonton         |
| Subdivision | Klarvatten       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5Z 0G6          |

### Amenities

|           |                                                                 |
|-----------|-----------------------------------------------------------------|
| Amenities | Air Conditioner, No Animal Home, No Smoking Home, Vinyl Windows |
| Parking   | Double Garage Attached, Tandem                                  |

### Interior

|                   |                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                           |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                  |
| Stories           | 2                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                        |
| Basement          | Full, Unfinished                                                                                                                                           |

### Exterior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                        |
| Exterior Features | Fenced, Low Maintenance Landscape, No Back Lane, Playground Nearby, Public Transportation, Schools |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 59              |
| Zoning         | Zone 28         |

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Listing information last updated on August 11th, 2025 at 6:17am MDT