

## \$640,000 - 8710 180a Avenue, Edmonton

MLS® #E4442305

**\$640,000**

3 Bedroom, 2.50 Bathroom, 2,232 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Discover the charm of this stunning 2,232 square foot, two-storey home, nestled in the desirable community of Klarvatten. This property features an open-concept main floor plan with stunning dark hardwood flooring, as well as a chef's kitchen complete with floor-to-ceiling cabinetry, granite countertops, a large island, and plenty of counter space. The living room is inviting, featuring a lovely fireplace, a two-piece bathroom, and a spacious mudroom. Upstairs, you'll find a huge bonus room, three bedrooms, a laundry room, and a four-piece main bathroom. The primary bedroom is large, it's filled with natural light and includes a five-piece ensuite bathroom and a walk-in closet. The home also boasts an oversized double tandem garage equipped with a Reznor heater. Step outside to enjoy a beautifully landscaped backyard, where you will find a large deck and a charming pergola—perfect for gatherings or just relaxing in your outdoor oasis. Don't miss the opportunity to make this incredible home yours!

Built in 2013

### Essential Information

MLS® # E4442305

Price \$640,000



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	5
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 18th, 2025 at 12:47pm MDT