

## \$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 gorgeous home located in the beautiful community of Klarvatten. Featuring an open-concept main floor plan with gorgeous dark hardwood floors, and 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.

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                63  
Zoning                              Zone 28

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