

## \$539,000 - 8403 179 Avenue, Edmonton

MLS® #E4449880

**\$539,000**

3 Bedroom, 2.50 Bathroom, 1,701 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Welcome to this stunning 2-storey home located on a spacious corner lot in the desirable community of Klarvatten. Thoughtfully designed and recently updated, this home offers both style and functionality for modern family living. Upstairs, you'll find 3 generously sized bedrooms, including a primary suite with a spa-like 5-piece ensuite featuring a soaker tub, separate shower, dual sinks, and more. A 4-piece main bathroom serves the additional 2 bedrooms, while a bonus room with soaring ceilings adds flexible space perfect for a family room, office, or play area. The main floor features a bright, open-concept layout with a sunny kitchen, corner pantry, and a welcoming living room that's perfect for gatherings. A mudroom adds everyday convenience and extra storage. The newly finished basement offers even more living space ideal for a rec room, home gym, or guest accommodations. Recent upgrades include new shingles, new siding, and central A/C, providing peace of mind and year-round comfort.

Built in 2008

### Essential Information

MLS® # E4449880

Price \$539,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,701                  |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 8403 179 Avenue |
| Area        | Edmonton        |
| Subdivision | Klarvatten      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 0C3         |

### Amenities

|           |                                                       |
|-----------|-------------------------------------------------------|
| Amenities | Air Conditioner, Deck, No Smoking Home, Parking-Extra |
| Parking   | Double Garage Attached, Over Sized                    |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                    |
| Stories           | 3                                                                                            |
| Has Basement      | Yes                                                                                          |
| Basement          | Full, Finished                                                                               |

### Exterior

|                   |                                                                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                                           |
| Exterior Features | Corner Lot, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |

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

### **School Information**

|            |                       |
|------------|-----------------------|
| Elementary | Lago Lindo Elementary |
| Middle     | Florance Hallock      |
| High       | M.E. Lazert High      |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 21              |
| 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 August 14th, 2025 at 10:32pm MDT