\$649,900 - 8818 180a Avenue, Edmonton

MLS® #E4441016

\$649.900

3 Bedroom, 3.00 Bathroom, 2,629 sqft Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Spacious air conditioned 2-storey in Klarvatten with 2,630 square feet of comfort! Features 3 oversized bedrooms and a huge upstairs bonus room, main floor den, and elegant hardwood & ceramic tile throughout. Enjoy peace of mind with new windows (2023) and a new furnace (Jan 2024). The kitchen boasts granite, maple cabinetry, a pantry, & stainless steel appliances (2018). It's open to the large dining area and living room centred on a gas fireplace. The upstairs laundry includes a sink and 2020 washer/dryer. Triple attached garage with tandem stall (20'x34/31') & extra long driveway. Situated on an amazing 605 square meter (6512 square foot) pie shaped lot that's fully fenced & landscaped with oversize composite (no maintenance!) deck, stunning stamped concrete patio & sidewalk, & storage shed- nothing to do but move in! Prime location near Manning Town Centre, schools, shopping, and transit with quick access to the Anthony Henday!

Built in 2013

Essential Information

MLS® # E4441016 Price \$649,900

Bedrooms 3
Bathrooms 3.00







Full Baths 3

Square Footage 2,629 Acres 0.00

Year Built 2013

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

Community Information

Address 8818 180a Avenue

Area Edmonton
Subdivision Klarvatten
City Edmonton
County ALBERTA

Province AB

Postal Code T5Z 0J4

Amenities

Amenities Air Conditioner, Ceiling 9 ft., Deck, No Smoking Home, Parking-Extra

Parking Spaces 5

Parking Tandem, Triple Garage Attached

Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control,

Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage

Shed, Stove-Electric, Washer, Window Coverings, See Remarks

Heating Forced Air-1, Natural Gas

Fireplaces Tile Surround

Stories 2

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Wood, Stone, Vinyl

Exterior Features Cul-De-Sac, Fenced, Flat Site, Landscaped, Low Maintenance

Landscape, No Through Road, Private Setting, Schools, Shopping

Nearby

Roof Asphalt Shingles
Construction Wood, Stone, Vinyl
Foundation Concrete Perimeter

School Information

Elementary Lago Lindo School Middle Dickinsfield School

High Queen Elizabeth School

Additional Information

Date Listed June 6th, 2025

Days on Market 10

Zoning Zone 28

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