

## \$469,900 - 8304 170 Avenue, Edmonton

MLS® #E4465531

### \$469,900

3 Bedroom, 3.00 Bathroom, 1,159 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

So many upgrades over the yrs in this pretty family home. Sitting on a pie lot there is plenty of space for kids or fur babies to roam! Inside offers hrdwd flooring in the spacious lvg rm. The eat-in kitchen has a coffee bar, st/st appl's & access to the outdoor patio. The eating area overlooks the 3rd lvl family rm with plush carpet & a stunning stone f/p. The stand out features of this home is the massive 3 pc bath which has a 2 person jetted tub with dbl doors opening to the family rm, perfect if you want to watch the big game while having a spa soak! The other feature is the large mudroom/storage space for all your seasonal coats/ boots etc. just steps from the garage entry, fantastic space for busy families - everything is concealed! The hrdwd floor continues up the stairs to the 3 bdrms incl. the primary suite with a 3 pc ensuite. Upgrades incl. attic insulation (2017), H2O Tank (2018), Shingles (2019), sump (2020), eaves (2021), Furnace (2023), all all appl's (2018-2024) Did I mention the A/C?!

Built in 2000

### Essential Information

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Price \$469,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,159                  |
| Acres          | 0.00                   |
| Year Built     | 2000                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 8304 170 Avenue |
| Area        | Edmonton        |
| Subdivision | Klarvatten      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 3G8         |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Patio                  |
| Parking Spaces | 4                      |
| Parking        | Double 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, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                                                                                                           |
| Fireplaces        | Stone Facing                                                                                                                                                                                                                                  |
| Stories           | 3                                                                                                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                                                                                           |
| Basement          | Full, See Remarks                                                                                                                                                                                                                             |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                       |
| Construction      | Wood, Vinyl                                                                            |
| Foundation        | Concrete Perimeter                                                                     |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 11th, 2025 |
| Days on Market | 2                   |
| Zoning         | Zone 28             |

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Listing information last updated on November 13th, 2025 at 9:47am MST