Courtesy Of Sergio Maione Of RE/MAX Elite

$489,900 - 8708 180 Avenue, Edmonton

MLS® #E4447407

$489,900
4 Bedroom, 3.50 Bathroom, 1,625 sqft
Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Welcome to your perfect family home in the heart of Klarvatten! This fully finished 2-storey gem, built in 2010, offers comfort, functionality, and style with over 2,000 sq ft of total living space. Upstairs you'll find 3 generously sized bedrooms, including a spacious primary suite with walk in closet and 4 piece ensuite. The main floor welcomes you with large, sun-filled windows, a front den ideal for a home office or playroom, and a modern kitchen featuring a central island, pantry, and plenty of cabinet space, AC and Tankless water system. The fully finished basement adds incredible value with a 4th bedroom, full bathroom, a cozy rec room, and a custom bar areaâ€”perfect for entertaining! Outside, enjoy summer evenings on your private deck overlooking a fully fenced and landscaped yard. A double detached garage completes this turn-key home, located on a quiet street close to schools, parks, shopping, and transit. Donâ€™t miss your chance to own this well-maintained property in a family-friendly community!

Built in 2010

Essential Information

MLS® #	E4447407
Price	$489,900
Bedrooms	4

Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,625
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	8708 180 Avenue
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0E3

Amenities

Amenities	On Street Parking, Air Conditioner, Bar, Closet Organizers, Deck, Detectors Smoke, Front Porch, Hot Water Natural Gas, No Smoking Home, Vinyl Windows, HRV System
Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Wine/Beverage Cooler, TV Wall Mount, Wet Bar
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

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

School Information

Elementary	Baturyn
Middle	Cardinal Leger
High	Archbishop O'leary

Additional Information

Date Listed	July 11th, 2025
Days on Market	23
Zoning	Zone 28

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