

Courtesy Of Adam J Benke Of Real Broker

## **\$580,000 - 8710 180a Avenue, Edmonton**

MLS® #E4462899

**\$580,000**

3 Bedroom, 2.50 Bathroom, 2,340 sqft  
Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

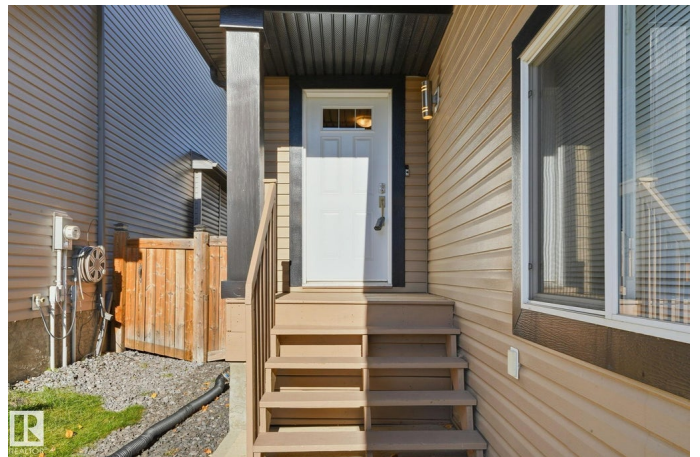
Step inside this PRISTINE, LIKE-NEW home designed for modern living! The main floor welcomes you with GLEAMING HARDWOOD floors, a warm and inviting living area centered around a gas fireplace, and a chef's kitchen featuring CEILING HEIGHT CUSTOM CABINETS. Enjoy beautiful GRANITE COUNTERS, and a large island that's perfect for casual dining or entertaining. A STYLISH MUDROOM and handy powder room add to the thoughtful layout. Upstairs, you'll find a MASSIVE BRIGHT BONUS ROOM, convenient laundry, and three bedrooms including a SPACIOUS PRIMARY retreat complete with a walk-in closet and 5-piece ensuite including a large soaker tub. The HEATED, OVERSIZED DOUBLE GARAGE is extra long, offering space for two vehicles plus LOTS OF EXTRA STORAGE. Enjoy summer evenings in the beautifully landscaped backyard with a generous deck and pergola—everything finished and ready for you to move in and relax.

Built in 2013

### **Essential Information**

MLS® # E4462899

Price \$580,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,340
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	Off Street Parking, Air Conditioner, Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, No Back Lane, No Through Road

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	October 20th, 2025
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Days on Market	11
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Zoning	Zone 28
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Listing information last updated on October 31st, 2025 at 6:47pm MDT