

## \$295,000 - 16 8716 179 Avenue, Edmonton

MLS® #E4426007

**\$295,000**

2 Bedroom, 2.50 Bathroom, 1,432 sqft

Condo / Townhouse on 0.00 Acres

Klarvatten, Edmonton, AB

Welcome to the neighborhood of Klarvatten, nestled in NW Edmonton. This townhome offers the perfect blend of comfort and convenience. The main floor boasts a bright and airy atmosphere with beautiful hardwood and ceramic tile throughout. The spacious living room flows seamlessly into the formal dining area, which opens onto a west-facing patio. The chef's dream kitchen is fully equipped with rich dark cabinetry and a side pantry. Ample counter and cupboard space make meal preparation and storage a pleasure. A separate 2-piece powder room completes the main floor. Enjoy the air-condition during the summer and entertain friend on the patio. Upstairs, you'll find two generously sized bedrooms, including an oversized primary suite with a full 4-piece ensuite and a large walk-in closet. The additional bedroom is perfect for family members, guests, or a home office setup. A second full 3-piece bath adds convenience and comfort. Buyer would assume the current lease that is active until June 30, 2025.

Built in 2011

### Essential Information

MLS® # E4426007

Price \$295,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,432             |
| Acres          | 0.00              |
| Year Built     | 2011              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 16 8716 179 Avenue |
| Area        | Edmonton           |
| Subdivision | Klarvatten         |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5Z 0J3            |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Parking-Visitor        |
| Parking   | Double Garage Attached |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Partial, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Low Maintenance Landscape, Park/Reserve, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 16th, 2025 |
| Days on Market | 45               |
| Zoning         | Zone 28          |
| Condo Fee      | \$447            |

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 April 30th, 2025 at 12:47pm MDT