

## \$459,900 - 8736 180 Avenue, Edmonton

MLS® #E4438931

**\$459,900**

3 Bedroom, 3.5 Bathroom, 1,471 sqft

Single Family on 0.00 Acres

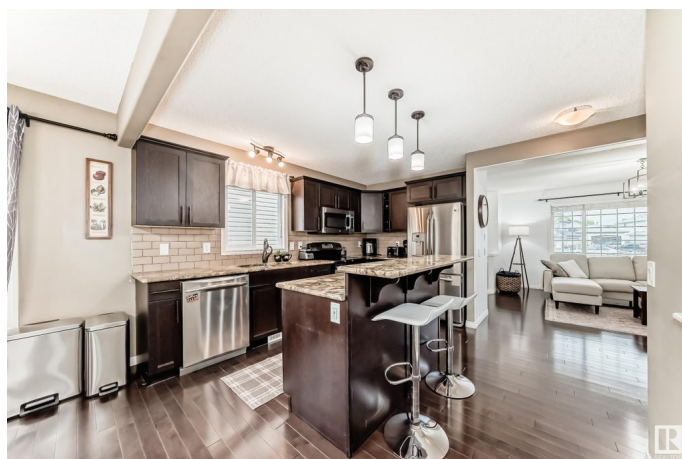
Klarvatten, Edmonton, AB

Welcome to this beautifully designed home in the desirable Klarvatten neighborhood. Offering 3 bedrooms and 3.5 bathrooms, this property is equipped with custom blinds, central air conditioning, and new lighting. A comprehensive security system with cameras ensures peace of mind. The kitchen features stainless steel appliances, granite countertops, and dark cabinetry. The main floor includes a spacious dining area, living room, half bath, laundry room, and mudroom. The large primary suite offers a 4-piece ensuite with a soaker tub and a walk-in closet, with two additional bedrooms located upstairs. The fully finished basement includes a bar and ample storage space. Outside, enjoy a large composite deck, gas BBQ hookup, PVC fencing, and a hot tub. The heated double detached garage adds extra convenience. Located close to Anthony Henday and shopping amenities, this home provides both comfort and practicality.

Built in 2012

### Essential Information

MLS® #	E4438931
Price	\$459,900
Bedrooms	3
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,471
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	8736 180 Avenue
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0E3

### Amenities

Amenities	On Street Parking, Air Conditioner, Deck, Detectors Smoke, Hot Tub, Natural Gas BBQ Hookup
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Garage Heater, Hot Tub
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
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	Lago Lindo Elementary
Middle	Mary Butterworth Jr High
High	M.E. LaZerte

### Additional Information

Date Listed	May 28th, 2025
Days on Market	3
Zoning	Zone 28

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 May 31st, 2025 at 8:32am MDT