

## **\$335,000 - 92 8315 180 Avenue, Edmonton**

MLS® #E4446098

**\$335,000**

3 Bedroom, 2.50 Bathroom, 1,408 sqft

Condo / Townhouse on 0.00 Acres

Klarvatten, Edmonton, AB

Stunning 3 bedroom, 2.5 bathroom townhome in KLARVATTEN, situated close proximity to nature and outdoor activities. As you enter the main level there is a flex space that could be a workout area, TV room or great space to work from home. This area extends to the entry to the spacious double car garage. The upper level is an open style concept with spacious kitchen with QUARTZ counter tops providing ample space for cooking & entertaining. Right next to the kitchen is the dining room/living room area perfect for hosting friends. The 3rd level has 3 comfortable bedrooms perfect for a growing family. Relax and unwind on good size balcony on those hot summer days or enjoy the inside with AC. Visitor parking, LOW CONDO FEES, parking in front of garage, AFFORDABLE living in a great location. This home is move-in ready as has been FRESHLY PAINTED!

Built in 2012

### **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4446098  |
| Price      | \$335,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,408             |
| Acres          | 0.00              |
| Year Built     | 2012              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 92 8315 180 Avenue |
| Area        | Edmonton           |
| Subdivision | Klarvatten         |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5Z 0J2            |

### Amenities

|           |                                                                                                                                                                            |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Detectors Smoke, Hot Water Natural Gas, No Smoking Home, Parking-Visitor, Smart/Program. Thermostat, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached                                                                                                                                                     |

### Interior

|                   |                                                                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                       |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                              |
| Stories           | 3                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                    |
| Basement          | None, No Basement                                                                                                                                                      |

### Exterior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                 |
| Exterior Features | Flat Site, Private Setting, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                            |
| Construction      | Wood, Vinyl                                                                 |
| Foundation        | Concrete Perimeter                                                          |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 5th, 2025 |
| Days on Market | 28             |
| Zoning         | Zone 28        |
| Condo Fee      | \$270          |

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Listing information last updated on August 2nd, 2025 at 4:32am MDT