

\$640,000 - 8710 180a Avenue, Edmonton

MLS® #E4442305

\$640,000

3 Bedroom, 2.50 Bathroom, 2,232 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Discover the charm of this stunning 2,232 square foot, two-storey home, nestled in the desirable community of Klarvatten. This property features an open-concept main floor plan with stunning dark hardwood flooring, as well as a chef's kitchen complete with floor-to-ceiling cabinetry, granite countertops, a large island, and plenty of counter space. The living room is inviting, featuring a lovely fireplace, a two-piece bathroom, and a spacious mudroom. Upstairs, you'll find a huge bonus room, three bedrooms, a laundry room, and a four-piece main bathroom. The primary bedroom is large, it's filled with natural light and includes a five-piece ensuite bathroom and a walk-in closet. The home also boasts an oversized double tandem garage equipped with a Reznor heater. Step outside to enjoy a beautifully landscaped backyard, where you will find a large deck and a charming pergola—perfect for gatherings or just relaxing in your outdoor oasis. Don't miss the opportunity to make this incredible home yours!

Built in 2013

Essential Information

MLS® # E4442305

Price \$640,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,232
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	Air Conditioner, No Animal Home, No Smoking Home, Vinyl Windows
Parking	Double Garage Attached, Tandem

Interior

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

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Low Maintenance Landscape, No Back Lane, Playground Nearby, Public Transportation, Schools

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 13th, 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 June 16th, 2025 at 8:32am MDT