

## **\$349,900 - 105 8315 180 Avenue, Edmonton**

MLS® #E4456343

**\$349,900**

3 Bedroom, 2.5 Bathroom, 1,568 sqft

Condo / Townhouse on 0.00 Acres

Klarvatten, Edmonton, AB

Beautiful Original Owner Townhome with 3 Bedrooms and 2.5 Bathrooms. Enter into a bright and pleasant foyer with access to the garage as well. On the main level you have a totally open concept with large windows, excellent kitchen with lots of cabinets, pantry, and a great island. Large living room, 2 piece bathroom, and access to the balcony with gas BBQ hookup complete the level. Upstairs you will find the 3 nicely sized bedrooms with the master having a great ensuite bathroom and his & hers closets. Also on this level is your laundry so everything is convenient! Home comes with Air Conditioning and includes lots of parking, from the double attached garage, to the large driveway, to the multiple visitor parking stalls directly out front of the home. Well maintained with no pets, no smoking, a super quiet home, and an extremely well run building! Close to Henday, CFB Edmonton, Schools, Parks and Shopping and basically everything you need! Did I mention that the home is pet friendly? Quick Possession!!!

Built in 2012

### **Essential Information**

MLS® # E4456343

Price \$349,900

Bedrooms 3



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,568             |
| Acres          | 0.00              |
| Year Built     | 2012              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 105 8315 180 Avenue |
| Area        | Edmonton            |
| Subdivision | Klarvatten          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5Z 0J2             |

### Amenities

|           |                                                                                                                                           |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Air Conditioner, No Animal Home, No Smoking Home, Parking-Extra, Parking-Plug-Ins, Parking-Visitor |
| Parking   | Double Garage Attached                                                                                                                    |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                            |
| Stories           | 3                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | None, No Basement                                                                    |

### Exterior

|                   |                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                       |
| Exterior Features | Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 13                  |
| Zoning         | Zone 28             |
| Condo Fee      | \$270               |

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Listing information last updated on September 18th, 2025 at 6:02pm MDT