

## **\$599,000 - 8710 180a Avenue, Edmonton**

MLS® #E4442305

**\$599,000**

3 Bedroom, 2.50 Bathroom, 2,232 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

This beautiful home feels brand new, as the original owner has barely lived in it. Featuring an open-concept floor plan w/dark hardwood floors and a stunning kitchen equipped with floor-to-ceiling cabinetry, a large center island with a granite countertop, & plenty of counter space. The main floor offers an inviting living room w/gas fireplace, a large 2 piece bathroom, & a spacious mudroom. Upstairs, you'll find a very large bonus room, along with 3 bedrooms, main bathroom, & laundry. The primary bedroom is bright & welcoming, filled with natural light, & includes a five-piece ensuite bathroom & a walk-in closet. Additionally, the home boasts a heated & oversized double tandem garage that easily accommodates three vehicles. Step outside to enjoy a beautifully landscaped backyard featuring a large deck & a charming pergola. This remarkable home is move-in ready, there's no landscaping required, & there's no need to build a fence or deck, plus all appliances and window coverings are included.

Built in 2013

### **Essential Information**

MLS® # E4442305

Price \$599,000



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	88
Zoning	Zone 28

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Listing information last updated on September 9th, 2025 at 1:02am MDT