

## \$534,900 - 8720 178 Avenue, Edmonton

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MLS® #E4424733

**\$534,900**

4 Bedroom, 3.50 Bathroom, 1,687 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Nestled on a quiet cul-de-sac in the family-friendly Klarvatten community, this custom-built home sits on a flat, rectangular lot, just steps from walking trails and everyday essentials. With 4 bedrooms, 4 bathrooms, a fully finished basement, and over 2365 SQFT of living space, it's designed to impress. Upon entering, you're greeted by soaring open-to-below ceilings, gleaming hardwood floors, custom window coverings, and a cozy corner gas fireplace. The kitchen flows seamlessly into the living spaces, perfect for entertaining. Upgrades include new shingles, triple-pane windows, air-conditioning, and a central vacuum with toe-kick. Step outside to a private backyard oasis featuring an oversized deck and gas BBQ hookup, ideal for summer gatherings. Completing the home is a 24ft extended garage with epoxy flooring, a center drain, and hose bibs. Immaculately maintained and move-in ready, this home blends comfort, style, and convenience in a prime location.



Built in 2007

### Essential Information

MLS® #	E4424733
Price	\$534,900
Bedrooms	4
Bathrooms	3.50

Full Baths	3
Half Baths	1
Square Footage	1,687
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	8720 178 Avenue
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0B8

### Amenities

Amenities	Air Conditioner, Closet Organizers, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Television Connection, Vaulted Ceiling, Vinyl Windows, Vacuum System-Roughed-In
Parking	Double Garage Attached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
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Exterior Features	Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	March 7th, 2025
Days on Market	97
Zoning	Zone 28

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