

## \$559,000 - 8827 180 Avenue, Edmonton

MLS® #E4446316

**\$559,000**

4 Bedroom, 2.50 Bathroom, 1,986 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional information. Beautiful 4-Bedroom Home in Klarvatten, Edmonton Meticulously cared for 4-bed, 2.5-bath home in a quiet Lake District community. Nearly 2,000 sq. ft. of open-concept living with 9'12 ft ceilings and a bright bonus room. Enjoy quartz counters, stainless steel appliances, California Closets pantry, central A/C, Nest thermostat, and a gas fireplace. The primary suite boasts a spa-like ensuite with soaker tub and walk-in closet. Professionally maintained with updated carpet (2021), tiger wood hardwood, and ceramic tile floors. Relax outdoors with a composite deck, pergola (2020), gas BBQ hookup, perennials, and a fully fenced yard. Double attached garage and an unfinished basement offer flexibility. Close to trails, parks, schools, and shopping, with fast (quiet!) Henday access. Some photos have been virtually staged.

Built in 2008

### Essential Information

MLS® #	E4446316
Price	\$559,000
Bedrooms	4
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,986
Acres	0.00
Year Built	2008
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	8827 180 Avenue
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0C4

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Hot Water Natural Gas, No Smoking Home, Patio, Smart/Program. Thermostat, Vinyl Windows, Vacuum System-Roughed-In, Natural Gas BBQ Hookup
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Vacuum Systems
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Mantel, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 7th, 2025
Days on Market	6
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 July 13th, 2025 at 7:17pm MDT