

## \$649,900 - 8818 180a Avenue, Edmonton

MLS® #E4450515

**\$649,900**

4 Bedroom, 3.00 Bathroom, 2,629 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

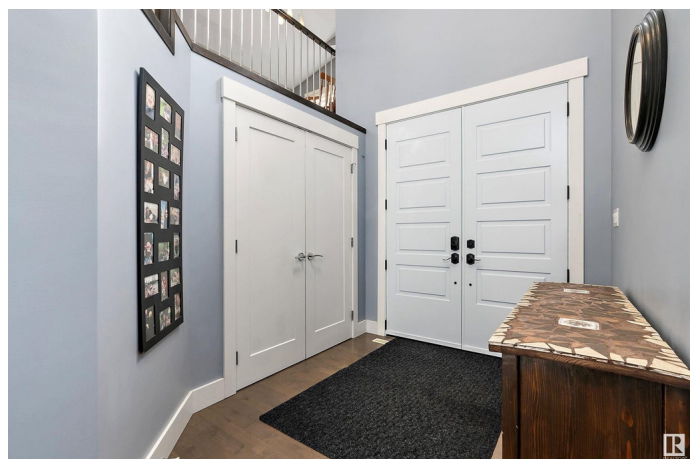
Spacious air conditioned 2-storey in Klarvatten with 2,630 square feet of comfort! Features 3 oversized bedrooms and a huge upstairs bonus room, main floor den (could be used as 4th main floor bedroom, with a 3 piece bathroom with shower also on the main floor), and elegant hardwood & ceramic tile throughout. Enjoy peace of mind with new windows (2023) and a new furnace (Jan 2024). The kitchen boasts granite, maple cabinetry, a pantry, & stainless steel appliances (2018). It's open to the large dining and living room centred on a gas fireplace. The upstairs laundry has a sink and washer/dryer (2020). Triple attached garage with tandem stall (20'x34/31') & extra long driveway. Situated on an amazing 605 square meter (6512 square foot) pie shaped lot that's fully fenced & landscaped with oversize composite deck, stunning stamped concrete patio & sidewalk, & storage shed- nothing to do but move in! Prime location near Manning Town Centre, schools, shopping, & transit with quick access to the Anthony Henday!

Built in 2013

### Essential Information

MLS® # E4450515

Price \$649,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,629                  |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 8818 180a Avenue |
| Area        | Edmonton         |
| Subdivision | Klarvatten       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5Z 0J4          |

### **Amenities**

|                |                                                                      |
|----------------|----------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Deck, No Smoking Home, Parking-Extra |
| Parking Spaces | 5                                                                    |
| Parking        | Tandem, Triple Garage Attached                                       |

### **Interior**

|                   |                                                                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                 |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                        |
| Fireplaces        | Tile Surround                                                                                                                                                                                    |
| Stories           | 2                                                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                                              |
| Basement          | Full, Unfinished                                                                                                                                                                                 |

### **Exterior**

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                         |
| Exterior Features | Cul-De-Sac, Fenced, Flat Site, Landscaped, Low Maintenance |

Landscape, No Through Road, Private Setting, Schools, Shopping  
Nearby

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

### School Information

|            |                        |
|------------|------------------------|
| Elementary | Lago Lindo School      |
| Middle     | Dickinsfield School    |
| High       | Queen Elizabeth School |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 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 August 2nd, 2025 at 5:32am MDT