

## \$544,900 - 8827 180 Avenue, Edmonton

MLS® #E4446316

**\$544,900**

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.

Built in 2008

### Essential Information

MLS® #	E4446316
Price	\$544,900
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	72
Zoning	Zone 28

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