

\$669,000 - 8818 180a Avenue, Edmonton

MLS® #E4434037

\$669,000

3 Bedroom, 3.00 Bathroom, 2,629 sqft

Single Family on 0.00 Acres

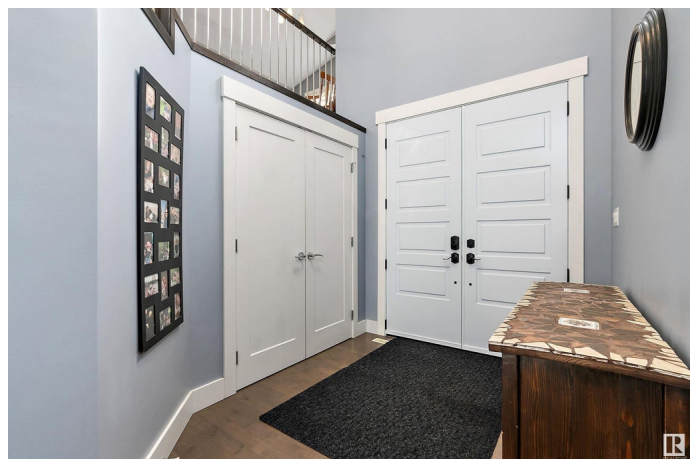
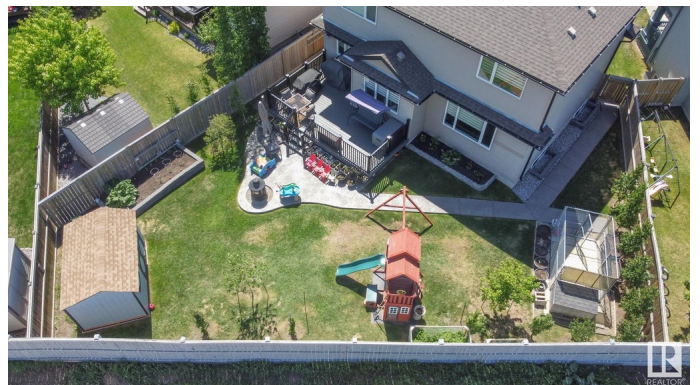
Klarvatten, Edmonton, AB

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, 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). Itâ€™s open to the large dining area and living room centred on a gas fireplace. The upstairs laundry includes a sink and 2020 washer/dryer. 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 thatâ€™s fully fenced & landscaped with oversize composite (no maintenance!) deck, stunning stamped concrete patio & sidewalk, & storage shed- nothing to do but move in! Prime location near Manning Town Centre, schools, shopping, and transit with quick access to the Anthony Henday!

Built in 2013

Essential Information

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|-----------|-----------|
| MLS® # | E4434037 |
| Price | \$669,000 |
| Bedrooms | 3 |
| 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 | May 2nd, 2025 |
| Days on Market | 35 |
| Zoning | Zone 28 |

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Listing information last updated on June 6th, 2025 at 1:17am MDT