

# \$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 9â€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 | 31             |
| Zoning         | Zone 28        |

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Listing information last updated on August 7th, 2025 at 5:02am MDT