

## \$289,900 - # 56 8315 180 Avenue Nw, Edmonton

MLS® #E4300850

### \$289,900

3 Bedroom, 3.00 Bathroom, 1,369 sqft  
Condo / Townhouse on 0 Acres

Klarvatten, Edmonton, AB

Opportunity knocks to get into this lovely LAKE FRONTING townhouse situated in family friendly Klarvatten. Open concept design... features include espresso color cabinets & quartz counter tops throughout, stainless steel appliances, pot lights & Laminate flooring. 3 bedrooms upstairs with convenient laundry area on upper floor. Wake up to Poplar Lake from your master bedroom which has a 4-piece ensuite and 2 closets with built in organizers. The double attached garage has a drain as well as hot and cold water taps; balcony has gas line for your BBQ. Prime location close to all types of amenities, schools and easy Anthony Henday & Edmonton Garrison access. Wake up in this rare lake lot unit with an unobstructed picturesque view & gorgeous sunsets. All appliances and window coverings included.

Built in 2013

### Essential Information

MLS® #	E4300850
Price	\$289,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,369



Acres	0.00
Year Built	2013
Type	Condo
Sub-Type	Townhouse
Style	3 Storey

### **Community Information**

Address	# 56 8315 180 Avenue Nw
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0J2

### **Amenities**

Features	Parking-Visitor
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2
Is Waterfront	Yes

### **Interior**

Interior	Carpet, Ceramic Tile, Laminate Flooring
Interior Features	Dryer, Garage Opener, Microwave Hood Cover, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-2
Bedrooms on Main Level	N
Has Basement	Yes
Basement	Full, Fully Finished
# of Stories	3

### **Exterior**

Exterior	Vinyl
Exterior Features	Landscaped, Public Transportation, Shopping Nearby, See Remarks, Backs Onto Lake, Golf Nearby, View Lake, Water Front
Roof	Asphalt Shingles
Construction	Wood Frame
Foundation	Concrete

## **Additional Information**

Condo Fee            \$206

Listing information last updated on August 13th, 2022 at 12:47pm MDT