

## \$469,900 - 8740 180 Avenue, Edmonton

MLS® #E4447022

**\$469,900**

4 Bedroom, 3.50 Bathroom, 1,458 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Take a look at this Klarvatten beauty! Lovingly cared for this fully finished 2 story home is move-in ready. This Park Royal built home has a fully finished basement with a SECOND KITCHEN, 3 pce bath, good size FR & 4th bedroom with walk-in closet. The main floor has a very open floor plan with a spacious living room, fabulous kitchen with NEWER higher end SS appliances, pantry, an island/breakfast bar, a large dining area, and two piece bath. Upstairs, find newer flooring; a 4 pce bathroom, the master bedroom has a 4 pce ensuite & walk-in closet. Second and third bedrooms are also generous size. Also a new hot water tank in 2025. Outside you'll find a good sized deck, shed, nicely landscaped fenced yard with all kinds of fruit trees and berries, garage and vinyl fencing. Close to walking trails, CFB Edmonton, public, transportation, and other amenities! Easy access to Anthony Henday.

Built in 2010

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4447022  |
| Price      | \$469,900 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,458                  |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 8740 180 Avenue |
| Area        | Edmonton        |
| Subdivision | Klarvatten      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5X 0E3         |

### Amenities

|           |                                       |
|-----------|---------------------------------------|
| Amenities | Deck, No Animal Home, No Smoking Home |
| Parking   | Double Garage Detached                |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Storage Shed, Washer, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                           |
| Stories           | 3                                                                                                                   |
| Has Suite         | Yes                                                                                                                 |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Full, Finished                                                                                                      |

### Exterior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                             |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                        |
| Construction      | Wood, Vinyl                                                                             |
| Foundation        | Concrete Perimeter                                                                      |

**Additional Information**

Date Listed                July 10th, 2025  
Days on Market        23  
Zoning                    Zone 28

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