

## \$649,900 - 8818 180a Avenue, Edmonton

MLS® #E4441016

**\$649,900**

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

MLS® #	E4441016
Price	\$649,900
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	June 6th, 2025
Days on Market	11
Zoning	Zone 28

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Listing information last updated on June 17th, 2025 at 6:47am MDT