

\$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	6
Zoning	Zone 28

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Listing information last updated on June 13th, 2025 at 4:32am MDT