

# \$345,000 - 42 8315 180 Avenue, Edmonton

MLS® #E4431042

## \$345,000

3 Bedroom, 2.50 Bathroom, 1,533 sqft  
Condo / Townhouse on 0.00 Acres

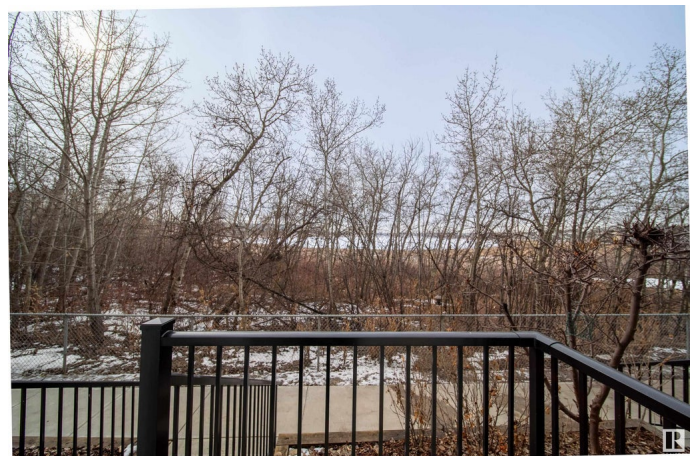
Klarvatten, Edmonton, AB

Welcome to this meticulously maintained 3-story townhouse, offering both comfort and style in a prime location. Situated with a picturesque view of downtown Edmonton from the top floor, this home provides a serene living experience that blends modern convenience with natural beauty. Enter through the attached double garage or the front door on the main level, where you'll find a versatile den/flex room—perfect for a home office or additional living space. On the second level, enjoy an expansive open-concept living and kitchen area, ideal for entertaining or relaxing with family. The spacious kitchen features a large peninsula, perfect for meal prep and casual dining. A convenient half bath completes this level. The top floor includes three well-sized bedrooms, including a master suite with a private ensuite bathroom for ultimate privacy. An additional full bath and laundry area are also located on this floor. Located minutes from CFB Edmonton, 97 Street and Anthony Henday!

Built in 2012

## Essential Information

MLS® #	E4431042
Price	\$345,000
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,533
Acres	0.00
Year Built	2012
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	42 8315 180 Avenue
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0J2

### **Amenities**

Amenities	Ceiling 9 ft., Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Visitor, Vinyl Windows, Natural Gas BBQ Hookup
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Private Setting, Public Transportation, Schools, Shopping Nearby, View Lake

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 16th, 2025
Days on Market	11
Zoning	Zone 28
Condo Fee	\$270

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Listing information last updated on April 27th, 2025 at 5:47am MDT