

## \$489,900 - 8708 180 Avenue, Edmonton

MLS® #E4447407

**\$489,900**

4 Bedroom, 3.50 Bathroom, 1,625 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Welcome to your perfect family home in the heart of Klarvatten! This fully finished 2-storey gem, built in 2010, offers comfort, functionality, and style with over 2,000 sq ft of total living space. Upstairs you'll find 3 generously sized bedrooms, including a spacious primary suite with walk in closet and 4 piece ensuite. The main floor welcomes you with large, sun-filled windows, a front den ideal for a home office or playroom, and a modern kitchen featuring a central island, pantry, and plenty of cabinet space, AC and Tankless water system. The fully finished basement adds incredible value with a 4th bedroom, full bathroom, a cozy rec room, and a custom bar area—perfect for entertaining! Outside, enjoy summer evenings on your private deck overlooking a fully fenced and landscaped yard. A double detached garage completes this turn-key home, located on a quiet street close to schools, parks, shopping, and transit. Don't miss your chance to own this well-maintained property in a family-friendly community!

Built in 2010

### Essential Information

MLS® # E4447407

Price \$489,900

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,625
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	8708 180 Avenue
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0E3

### Amenities

Amenities	On Street Parking, Air Conditioner, Bar, Closet Organizers, Deck, Detectors Smoke, Front Porch, Hot Water Natural Gas, No Smoking Home, Vinyl Windows, HRV System
Parking Spaces	4
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Wine/Beverage Cooler, TV Wall Mount, Wet Bar
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	Full, Finished

**Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Baturyn
Middle	Cardinal Leger
High	Archbishop O'leary

**Additional Information**

Date Listed	July 11th, 2025
Days on Market	16
Zoning	Zone 28

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Listing information last updated on July 27th, 2025 at 3:32am MDT