\$459,900 - 8740 180 Avenue, Edmonton

MLS® #E4447022

\$459.900

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'II 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 \$459,900

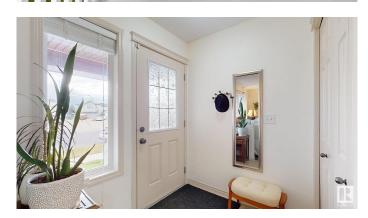
Bedrooms 4

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 49

Zoning Zone 28

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