

## **\$340,000 - 19 8315 180 Avenue, Edmonton**

MLS® #E4434225

**\$340,000**

3 Bedroom, 2.50 Bathroom, 1,417 sqft

Condo / Townhouse on 0.00 Acres

Klarvatten, Edmonton, AB

Stunning fully developed home with a double attached garage. Entry level has a flex space that is perfect for exercise room, play room, a den, or storage. Access to the garage is from this level. Then up to the main floor which is a light and bright open concept kitchen, dining and living room. 9ft ceilings make the space feel even larger. Beautiful kitchen design with very large peninsula, quartz counter tops & stainless steel appliances. There is a garden door to a full width deck from the kitchen, complete with a gas BBQ hook-up. A two piece powder room completes this level. The upper level is perfectly designed with a large primary with full ensuite & two closets. Second and third bedrooms are generous sizes and share a second full bath. The washer and dryer are conveniently located on the third floor as well. Low condo fees make this property even more appealing!

Built in 2013

### **Essential Information**

MLS® #	E4434225
Price	\$340,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,417
Acres	0.00
Year Built	2013
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	19 8315 180 Avenue
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0J2

### **Amenities**

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Hot Water Natural Gas, Patio
Parking	Double Garage Attached

### **Interior**

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

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	FLORENCE HALLOCK
Middle	FLORENCE HALLOCK
High	M.E. LaZerte

**Additional Information**

Date Listed	May 2nd, 2025
Days on Market	21
Zoning	Zone 28
Condo Fee	\$270

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Listing information last updated on May 23rd, 2025 at 1:02pm MDT