

## **\$335,000 - 92 8315 180 Avenue, Edmonton**

MLS® #E4446098

**\$335,000**

3 Bedroom, 2.50 Bathroom, 1,408 sqft

Condo / Townhouse on 0.00 Acres

Klarvatten, Edmonton, AB

Stunning 3 bedroom, 2.5 bathroom townhome in KLARVATTEN, situated close proximity to nature and outdoor activities. As you enter the main level there is a flex space that could be a workout area, TV room or great space to work from home. This area extends to the entry to the spacious double car garage. The upper level is an open style concept with spacious kitchen with QUARTZ counter tops providing ample space for cooking & entertaining. Right next to the kitchen is the dining room/living room area perfect for hosting friends. The 3rd level has 3 comfortable bedrooms perfect for a growing family. Relax and unwind on good size balcony on those hot summer days or enjoy the inside with AC. Visitor parking, LOW CONDO FEES, parking in front of garage, AFFORDABLE living in a great location. This home is move-in ready as has been FRESHLY PAINTED!

Built in 2012

### **Essential Information**

MLS® #	E4446098
Price	\$335,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,408
Acres	0.00
Year Built	2012
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	92 8315 180 Avenue
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0J2

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Detectors Smoke, Hot Water Natural Gas, No Smoking Home, Parking-Visitor, Smart/Program. Thermostat, Vinyl Windows, Natural Gas BBQ Hookup
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, 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	Flat Site, Private Setting, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 5th, 2025
Days on Market	2
Zoning	Zone 28
Condo Fee	\$270

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 7th, 2025 at 4:47am MDT