

\$649,900 - 8818 180a Avenue, Edmonton

MLS® #E4450515

\$649,900

4 Bedroom, 3.00 Bathroom, 2,629 sqft
Single Family on 0.00 Acres

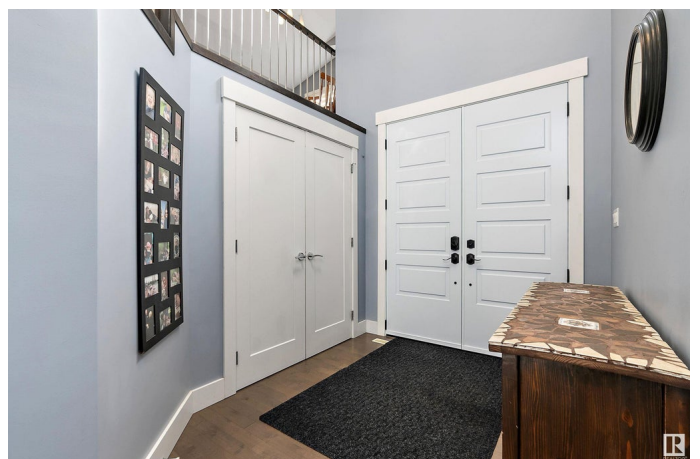
Klarvatten, Edmonton, AB

Spacious air conditioned 2-storey in Klarvatten with 2,630 square feet of comfort! Features 3 oversized bedrooms and a huge upstairs bonus room, main floor den (could be used as 4th main floor bedroom, with a 3 piece bathroom with shower also on the main floor), and elegant hardwood & ceramic tile throughout. Enjoy peace of mind with new windows (2023) and a new furnace (Jan 2024). The kitchen boasts granite, maple cabinetry, a pantry, & stainless steel appliances (2018). It's open to the large dining and living room centred on a gas fireplace. The upstairs laundry has a sink and washer/dryer (2020). Triple attached garage with tandem stall (20'x34/31') & extra long driveway. Situated on an amazing 605 square meter (6512 square foot) pie shaped lot that's fully fenced & landscaped with oversize composite deck, stunning stamped concrete patio & sidewalk, & storage shed—nothing to do but move in! Prime location near Manning Town Centre, schools, shopping, & transit with quick access to the Anthony Henday!

Built in 2013

Essential Information

MLS® #	E4450515
Price	\$649,900



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,629
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	8818 180a Avenue
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0J4

Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, No Smoking Home, Parking-Extra
Parking Spaces	5
Parking	Tandem, Triple Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Flat Site, Landscaped, Low Maintenance

Landscape, No Through Road, Private Setting, Schools, Shopping
Nearby

Roof Asphalt Shingles
Construction Wood, Stone, Vinyl
Foundation Concrete Perimeter

School Information

Elementary Lago Lindo School
Middle Dickinsfield School
High Queen Elizabeth School

Additional Information

Date Listed July 30th, 2025
Days on Market 3
Zoning Zone 28

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Listing information last updated on August 2nd, 2025 at 10:47am MDT