

## \$345,000 - 74 8315 180 Avenue, Edmonton

MLS® #E4437025

**\$345,000**

3 Bedroom, 2.50 Bathroom, 1,442 sqft

Condo / Townhouse on 0.00 Acres

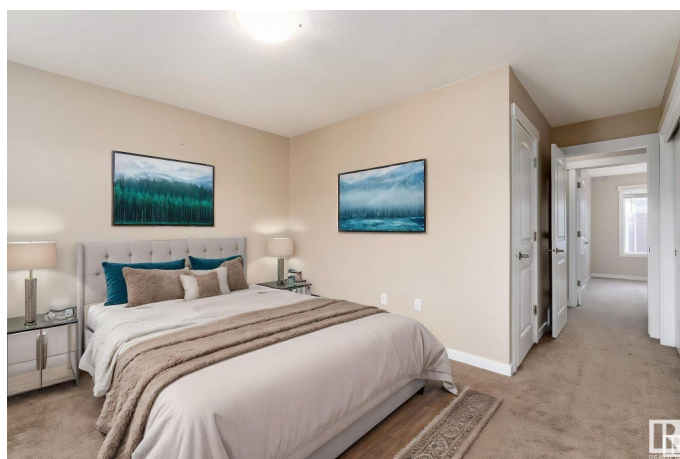
Klarvatten, Edmonton, AB

RARE 4 CAR PARKING! (Double garage with 2 stalls in front of garage). Welcome to this stylish 3 bed, 2.5 bath townhouse in desirable Klarvatten with 1402 sq ft of comfortable living space. The main floor features 9'™ ceilings, a bright open-concept layout, and a modern kitchen with stainless steel appliances, a large peninsula island, and ample storage. Relax in the cozy living room, enjoy meals in the dining area, or step onto the balcony for fresh air. Upstairs, the spacious primary bedroom includes a 4-piece ensuite and great closet space, plus two more bedrooms, a full bath, and laundry room. Includes a double attached garage and extra parking. Steps from Poplar Lake, walking trails, and close to the Henday, shops, and amenities.

Built in 2012

### Essential Information

MLS® #	E4437025
Price	\$345,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,442
Acres	0.00



Year Built	2012
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	74 8315 180 Avenue
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0Y2

### **Amenities**

Amenities	See Remarks
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, 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	Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 16th, 2025
Days on Market	6
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 May 22nd, 2025 at 12:18pm MDT