

# \$544,900 - 8827 180 Avenue, Edmonton

MLS® #E4446316

**\$544,900**

4 Bedroom, 2.50 Bathroom, 1,986 sqft  
Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional information. Beautiful 4-Bedroom Home in Klarvatten, Edmonton Meticulously cared for 4-bed, 2.5-bath home in a quiet Lake District community. Nearly 2,000 sq. ft. of open-concept living with 9'12 ft ceilings and a bright bonus room. Enjoy quartz counters, stainless steel appliances, California Closets pantry, central A/C, Nest thermostat, and a gas fireplace. The primary suite boasts a spa-like ensuite with soaker tub and walk-in closet. Professionally maintained with updated carpet (2021), tiger wood hardwood, and ceramic tile floors. Relax outdoors with a composite deck, pergola (2020), gas BBQ hookup, perennials, and a fully fenced yard. Double attached garage and an unfinished basement offer flexibility. Close to trails, parks, schools, and shopping, with fast (quiet!) Henday access.

Built in 2008

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4446316  |
| Price      | \$544,900 |
| Bedrooms   | 4         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,986                  |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 8827 180 Avenue |
| Area        | Edmonton        |
| Subdivision | Klarvatten      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 0C4         |

### Amenities

|           |                                                                                                                                                                                                    |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Hot Water Natural Gas, No Smoking Home, Patio, Smart/Program. Thermostat, Vinyl Windows, Vacuum System-Roughed-In, Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached                                                                                                                                                                             |

### Interior

|                   |                                          |
|-------------------|------------------------------------------|
| Interior Features | ensuite bathroom                         |
| Appliances        | Air Conditioning-Central, Vacuum Systems |
| Heating           | Forced Air-1, Natural Gas                |
| Fireplace         | Yes                                      |
| Fireplaces        | Corner, Mantel, Tile Surround            |
| Stories           | 2                                        |
| Has Basement      | Yes                                      |
| Basement          | Full, Unfinished                         |

### Exterior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                      |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                 |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 7th, 2025 |
| Days on Market | 71             |
| Zoning         | Zone 28        |

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Listing information last updated on September 16th, 2025 at 1:47pm MDT