

Courtesy Of Dane Phaneuf Of Exp Realty

\$284,919 - 20 8716 179 Avenue, Edmonton

MLS® #E4458318

\$284,919

3 Bedroom, 2.50 Bathroom, 1,246 sqft

Condo / Townhouse on 0.00 Acres

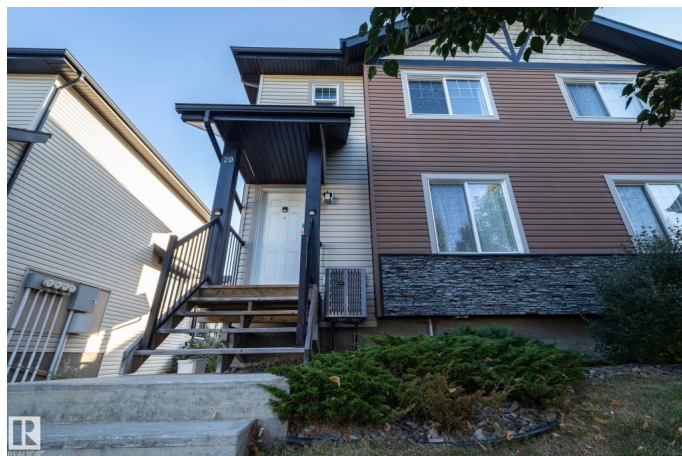
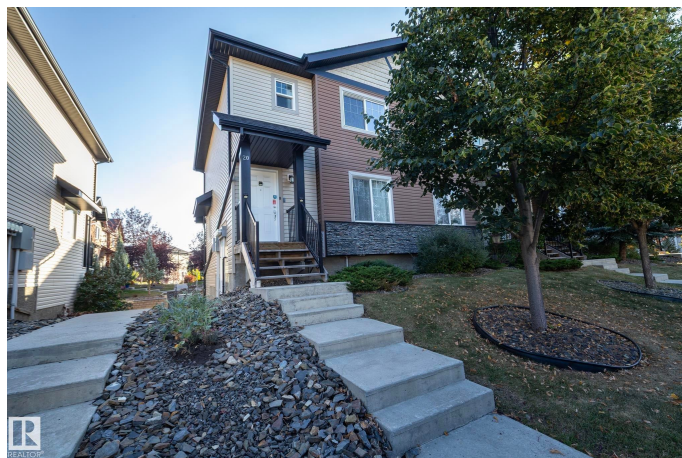
Klarvatten, Edmonton, AB

Welcome to this charming end unit 1,245 sq ft home in the family-friendly community of Klarvatten! Featuring 3 bedrooms and 2½ bathrooms, it offers a spacious main-floor living room filled with natural light, complemented by rich dark cabinetry, stainless steel appliances, and laminate flooring. The stylish kitchen provides abundant counter space for all your cooking needs, while neutral finishing throughout adds timeless appeal. Step outside from the kitchen to a private balcony – perfect for BBQs or relaxing on warm evenings. Upstairs, the inviting primary suite includes a walk-in closet and a full ensuite with a stand-up shower. As well you’ll find two generously sized secondary bedrooms and a bright 4-piece bathroom. The lower level provides a convenient storage/utility room with a front-load washer and dryer, leading directly into a heated double garage to keep your vehicles comfortable through every season.

Built in 2011

Essential Information

MLS® #	E4458318
Price	\$284,919
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,246
Acres	0.00
Year Built	2011
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	20 8716 179 Avenue
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0B9

Amenities

Amenities	See Remarks
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed September 18th, 2025

Zoning Zone 28

Condo Fee \$447

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 September 18th, 2025 at 4:48pm MDT