

\$519,000 - 8306 180a Avenue, Edmonton

MLS® #E4465592

\$519,000

4 Bedroom, 3.50 Bathroom, 1,679 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Welcome to this stunning home in the the community of Klarvatten! Step inside to a spacious living room perfect for family gatherings or relaxing evenings. The modern, updated kitchen features newer appliances and sleek finishes. Upstairs, youâ€™ll find a bonus room ideal for a home office, play area, or cozy lounge, along with three generous bedrooms, including a large primary suite. The fully finished basement adds even more living space with a bedroom, 3-piece bathroom, and plenty of room for guests or a private retreat. Enjoy the comfort of newer carpet upstairs and the efficiency of hot water on demand. Outside, youâ€™ll love the professional landscaping and brand-new 2-tier deck, perfect for entertaining or enjoying quiet mornings. The backyard backs onto a tranquil treeline, offering privacy and a beautiful natural view. Located close to all amenities, including shopping, schools, the CFB Edmonton Army Base, and with quick access to the Anthony Henday, this home offers convenience and modern living.

Built in 2012

Essential Information

MLS® # E4465592

Price \$519,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,679
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	8306 180a Avenue
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0H8

Amenities

Amenities	Off Street Parking, On Street Parking, Closet Organizers, Deck, Hot Water Instant, Hot Water Tankless, No Smoking Home, Parking-Extra, Vaulted Ceiling, Natural Gas BBQ Hookup
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Heatilator/Fan
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Low Maintenance Landscape, No Back Lane, No Through Road, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	November 13th, 2025
Days on Market	3
Zoning	Zone 28

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