

## \$459,900 - 8740 180 Avenue, Edmonton

MLS® #E4447022

**\$459,900**

4 Bedroom, 3.50 Bathroom, 1,458 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Take a look at this Klarvatten beauty! Lovingly cared for this fully finished 2 story home is move-in ready. This Park Royal built home has a fully finished basement with a SECOND KITCHEN, 3 pce bath, good size FR & 4th bedroom with walk-in closet. The main floor has a very open floor plan with a spacious living room, fabulous kitchen with NEWER higher end SS appliances, pantry, an island/breakfast bar, a large dining area, and two piece bath. Upstairs, find newer flooring; a 4 pce bathroom, the master bedroom has a 4 pce ensuite & walk-in closet. Second and third bedrooms are also generous size. Also a new hot water tank in 2025. Outside youâ€™ll find a good sized deck, shed, nicely landscaped fenced yard with all kinds of fruit trees and berries, garage and vinyl fencing. Close to walking trails, CFB Edmonton, public, transportation, and other amenities! Easy access to Anthony Henday.

Built in 2010

### Essential Information

MLS® #	E4447022
Price	\$459,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3



Half Baths	1
Square Footage	1,458
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	8740 180 Avenue
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 0E3

### Amenities

Amenities	Deck, No Animal Home, No Smoking Home
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Storage Shed, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Fruit Trees/Shrubs, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                July 10th, 2025  
Days on Market        58  
Zoning                    Zone 28

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