

## **\$349,500 - 1 8315 180 Avenue, Edmonton**

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MLS® #E4454108

**\$349,500**

3 Bedroom, 2.50 Bathroom, 1,622 sqft  
Condo / Townhouse on 0.00 Acres

Klarvatten, Edmonton, AB

3 storey END UNIT townhome w/brand new carpet (installed Aug 20). Top floor offers 3 spacious beds, 4-pce bath & laundry. Primary fits king bedroom set & has 3-pce ensuite & walk-in closet. Main floor has extra windows, 9'™ ceilings, open-concept layout. TV and surround sound on main negotiable. Gourmet kitchen with quartz counters, soft-close drawers, pantry, stainless steel appliances, island with breakfast bar. Bright dining & living room w/electric fireplace flows to private balcony overlooking peaceful courtyard, complete with BBQ gas hookup. Entry level includes bonus area perfect for office, playroom, or gym. Central A/C. Double attached heated garage is fully finished (drywall, vapour barrier, insulation), plus TWO additional parking stalls behind garage. Tons of visitor parking + ample extra parking on street. Furnace filter replaced Aug 20. Close to Anthony Henday, CFB Edmonton, schools, parks & shopping. Dog friendly: 2 allowed. Above grade total 1621.58 Sq Ft. Taxes \$2,751.98 in 2024.

Built in 2012

### **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | E4454108  |
| Price  | \$349,500 |



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,622             |
| Acres          | 0.00              |
| Year Built     | 2012              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1 8315 180 Avenue |
| Area        | Edmonton          |
| Subdivision | Klarvatten        |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5Z 0J2           |

### Amenities

|           |                                                       |
|-----------|-------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, Parking-Visitor |
| Parking   | Double Garage Attached                                |

### Interior

|                   |                                                                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                               |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                                            |
| Fireplaces        | Mantel                                                                                                                                                                         |
| Stories           | 3                                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                                            |
| Basement          | None, No Basement                                                                                                                                                              |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

Exterior Features Golf Nearby, Low Maintenance, Transportation, Schools, Shopping  
Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

Additional Information

Date Listed August 21st, 2025  
Days on Market 3  
Zoning Zone 28  
Condo Fee \$280

1, 8315 180 Ave NW

- 3-STOREY END UNIT TOWNHOME
- BRAND NEW CARPET INSTALLED AUGUST 20, 2025
- 3 SPACIOUS BEDROOMS
- 4-PIECE BATHROOM
- LAUNDRY AREA
- PRIMARY BEDROOM FITS KING-SIZED SET, INCLUDES 3-PIECE ENSUITE & WALK-IN CLOSET
- EXTRA WINDOWS & 9' CEILINGS
- OPEN-CONCEPT LAYOUT
- GOURMET KITCHEN
- QUARTZ COUNTERTOPS
- SOFT-CLOSE DRAWERS
- STAINLESS STEEL APPLIANCES
- ISLAND WITH BREAKFAST BAR
- BRIGHT DINING & LIVING ROOM WITH ELECTRIC FIREPLACE
- PRIVATE BALCONY OVERLOOKING A QUIET COURTYARD
- BBQ GAS HOOKUP ON BALCONY
- TV AND SURROUND SOUND NEGOTIABLE
- VERSATILE BONUS ROOM (IDEAL FOR OFFICE, PLAYROOM, OR GYM)

ADDITIONAL FEATURES:

- CENTRAL A/C
- DOUBLE ATTACHED HEATED GARAGE (FULLY FINISHED: DRYWALLED, INSULATED, VAPOUR BARRIER)
- TWO EXTRA PARKING STALLS BEHIND THE GARAGE (RARE FIND)
- PLENTY OF VISITOR PARKING & ADDITIONAL STREET PARKING
- FURNACE FILTER REPLACED AUGUST 20, 2025
- DOG FRIENDLY (UP TO 2 ALLOWED)
- CONVENIENT LOCATION: CLOSE TO ANTHONY HENDAY, CFB EDMONTON, SCHOOLS, PARKS & SHOPPING
- TAXES \$2,751.98 IN 2024
- ABOVE GRADE TOTAL 1621.58 SQ FT.



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