

## **\$499,900 - 8918 179a Avenue, Edmonton**

MLS® #E4433672

**\$499,900**

4 Bedroom, 3.50 Bathroom, 1,859 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Welcome to this wonderful family home nestled in the friendly community of Klarvatten. The living room boasts an open room concept w/gas fireplace+hardwood floors. The updated kitchen has wood cabinets, glass tile backsplash, granite, s/s appliances, modern light fixtures, island, dining area+patio door to the beautiful backyard. The main floor is complete w/a front foyer, mudroom(w/laundry)+2pc bath. The second level has a bright BONUS ROOM w/vaulted ceiling+newer vinyl floors(extending second level). The primary bedroom has a walk-in closet(w/California Closet)+4pc ensuite. There are two more bedrooms+a 4pc bath. The basement offers two more large bedrooms, a 4pc bath+storage. Other Features: A/C, Heated Garage(w/Hot+Cold Water), Updated Shingles, Eaves, Windows, Garage Door, Blinds... The list is endless! Enjoy the private yard, complete w/a deck, gazebo, large shed+astro turf(front+backyard). Tucked away on a quiet street+steps to the lake, parks, schools, shops, transit+a quick drive to major freeways. Welcome Home!

Built in 2006

### **Essential Information**

MLS® #

E4433672



|                |                        |
|----------------|------------------------|
| Price          | \$499,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,859                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 8918 179a Avenue |
| Area        | Edmonton         |
| Subdivision | Klarvatten       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5Z 0A6          |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Off Street Parking, On Street Parking, Air Conditioner, Closet Organizers, Deck, Vaulted Ceiling, Vinyl Windows, See Remarks, Vacuum System-Roughed-In |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, See Remarks, Garage Heater |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Mantel   |
| Stories           | 3  |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Full, Finished |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Fenced, Landscaped, Low Maintenance Landscape, No Through Road, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### School Information

|            |                        |
|------------|------------------------|
| Elementary | Lago Lindo School      |
| Middle     | Dickinsfield School    |
| High       | Queen Elizabeth School |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 2             |
| Zoning         | Zone 28       |

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 May 3rd, 2025 at 11:32am MDT