

## **\$335,000 - 19 8315 180 Avenue, Edmonton**

MLS® #E4439582

**\$335,000**

3 Bedroom, 2.50 Bathroom, 1,417 sqft

Condo / Townhouse on 0.00 Acres

Klarvatten, Edmonton, AB

Stunning fully developed home with a double attached garage. Entry level has a flex space that is perfect for exercise room, play room, a den, or storage. Access to the garage is from this level. Then up to the main floor which is a light and bright open concept kitchen, dining and living room. 9ft ceilings make the space feel even larger. Beautiful kitchen design with very large peninsula, quartz counter tops & stainless steel appliances. There is a garden door to a full width deck from the kitchen, complete with a gas BBQ hook-up. A two piece powder room completes this level. The upper level is perfectly designed with a large primary with full ensuite & two closets. Second and third bedrooms are generous sizes and share a second full bath. The washer and dryer are conveniently located on the third floor as well. Low condo fees make this property even more appealing!

Built in 2013

### **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4439582  |
| Price      | \$335,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,417             |
| Acres          | 0.00              |
| Year Built     | 2013              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 19 8315 180 Avenue |
| Area        | Edmonton           |
| Subdivision | Klarvatten         |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5Z 0J2            |

### Amenities

|           |                                                                                         |
|-----------|-----------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Hot Water Natural Gas, Patio |
| Parking   | Double Garage Attached                                                                  |

### Interior

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

### Exterior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                       |
| Exterior Features | Flat Site, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                  |
| Construction      | Wood, Vinyl                                                                       |
| Foundation        | Concrete Perimeter                                                                |

### School Information

|            |                  |
|------------|------------------|
| Elementary | FLORENCE HALLOCK |
| Middle     | FLORENCE HALLOCK |
| High       | M.E. LaZerte     |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 17             |
| Zoning         | Zone 28        |
| Condo Fee      | \$270          |

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Listing information last updated on June 16th, 2025 at 3:17pm MDT