

\$349,900 - 44 8315 180 Avenue, Edmonton

MLS® #E4445526

\$349,900

3 Bedroom, 2.50 Bathroom, 1,590 sqft

Condo / Townhouse on 0.00 Acres

Klarvatten, Edmonton, AB

Spacious 3-Storey End Unit in Klarvatten â€“ Privacy, Light, and Views! This 3-bedroom, 2.5-bath townhome is one of the largest in the complex! As an end unit, it features a peaceful pond view for extra privacy, and tons of windows for amazing natural light. The main floor includes a versatile flex space right off the double car garage, perfect for a home office or gym. The open floor plan flows into a kitchen with stainless steel appliances and quartz counter tops, ideal for entertaining or cooking up a storm. Upstairs, the primary bedroom offers a 3-piece ensuite and 2 closets for ample storage. Finishing the upstairs is two additional spacious bedrooms, laundry and a 4pc bathroom. This home blends comfort, convenience, and beautiful views. Itâ€™s the perfect place to call home, and would be ideal for first time home buyers or investors.

Built in 2012

Essential Information

MLS® #	E4445526
Price	\$349,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,590



Acres	0.00
Year Built	2012
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

Community Information

Address	44 8315 180 Avenue
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5J 0J2

Amenities

Amenities	No Smoking Home, Parking-Visitor, See Remarks, Natural Gas BBQ Hookup
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Baseboard, Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Concrete, Vinyl
Exterior Features	Landscaped, Schools, Shopping Nearby, View Lake, See Remarks
Roof	Asphalt Shingles
Construction	Concrete, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 3rd, 2025
Days on Market	8

Zoning	Zone 28
Condo Fee	\$270

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