

## \$519,000 - 8306 180a Avenue, Edmonton

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MLS® #E4465592

**\$519,000**

4 Bedroom, 3.50 Bathroom, 1,679 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Welcome to this stunning home in the the community of Klarvatten! Step inside to a spacious living room perfect for family gatherings or relaxing evenings. The modern, updated kitchen features newer appliances and sleek finishes. Upstairs, youâ€™ll find a bonus room ideal for a home office, play area, or cozy lounge, along with three generous bedrooms, including a large primary suite. The fully finished basement adds even more living space with a bedroom, 3-piece bathroom, and plenty of room for guests or a private retreat. Enjoy the comfort of newer carpet upstairs and the efficiency of hot water on demand. Outside, youâ€™ll love the professional landscaping and brand-new 2-tier deck, perfect for entertaining or enjoying quiet mornings. The backyard backs onto a tranquil treeline, offering privacy and a beautiful natural view. Located close to all amenities, including shopping, schools, the CFB Edmonton Army Base, and with quick access to the Anthony Henday, this home offers convenience and modern living.

Built in 2012

### Essential Information

MLS® # E4465592

Price \$519,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,679                  |
| Acres          | 0.00                   |
| Year Built     | 2012                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 8306 180a Avenue |
| Area        | Edmonton         |
| Subdivision | Klarvatten       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5Z 0H8          |

### Amenities

|           |                                                                                                                                                                                |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Closet Organizers, Deck, Hot Water Instant, Hot Water Tankless, No Smoking Home, Parking-Extra, Vaulted Ceiling, Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached                                                                                                                                                         |

### Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Freezer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                         |
| Fireplace         | Yes                                                                                               |
| Fireplaces        | Heatilator/Fan                                                                                    |
| Stories           | 3                                                                                                 |
| Has Basement      | Yes                                                                                               |
| Basement          | Full, Finished                                                                                    |

### Exterior

|                   |                                                                                                                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                                                                                                                                    |
| Exterior Features | Backs Onto Park/Trees, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Low Maintenance Landscape, No Back Lane, No Through Road, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                                                                                                                      |
| Construction      | Wood, Stone, Vinyl                                                                                                                                                                                                                                    |
| Foundation        | Concrete Perimeter                                                                                                                                                                                                                                    |

**Additional Information**

|             |                     |
|-------------|---------------------|
| Date Listed | November 13th, 2025 |
| Zoning      | Zone 28             |

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Listing information last updated on November 13th, 2025 at 2:32pm MST