

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

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
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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 19
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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