

## \$345,000 - 74 8315 180 Avenue, Edmonton

MLS® #E4437025

**\$345,000**

3 Bedroom, 2.50 Bathroom, 1,442 sqft  
Condo / Townhouse on 0.00 Acres

Klarvatten, Edmonton, AB

RARE 3 CAR PARKING! (Double garage with an additional stall in front of garage). Welcome to this stylish 3 bed, 2.5 bath townhouse in desirable Klarvatten with 1402 sq ft of comfortable living space. The main floor features 9'™ ceilings, a bright open-concept layout, and a modern kitchen with stainless steel appliances, a large peninsula island, and ample storage. Relax in the cozy living room, enjoy meals in the dining area, or step onto the balcony for fresh air. Upstairs, the spacious primary bedroom includes a 4-piece ensuite and great closet space, plus two more bedrooms, a full bath, and laundry room. Includes a double attached garage and extra parking. Steps from Poplar Lake, walking trails, and close to the Henday, shops, and amenities. (images are Virtually staged)

Built in 2012

### Essential Information

MLS® #	E4437025
Price	\$345,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,442
Acres	0.00



Year Built	2012
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	74 8315 180 Avenue
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0Y2

### Amenities

Amenities	See Remarks
Parking Spaces	3
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, 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	Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 16th, 2025
Days on Market	18
Zoning	Zone 28

Condo Fee                    \$270

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