

\$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	3
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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Listing information last updated on August 24th, 2025 at 12:39pm MDT