

# **\$349,900 - 105 8315 180 Avenue, Edmonton**

MLS® #E4456343

**\$349,900**

3 Bedroom, 2.50 Bathroom, 1,568 sqft

Condo / Townhouse on 0.00 Acres

Klarvatten, Edmonton, AB

Beautiful Original Owner Townhome with 3 Bedrooms and 2.5 Bathrooms. Enter into a bright and pleasant foyer with access to the garage as well. On the main level you have a totally open concept with large windows, excellent kitchen with lots of cabinets, pantry, and a great island. Large living room, 2 piece bathroom, and access to the balcony with gas BBQ hookup complete the level. Upstairs you will find the 3 nicely sized bedrooms with the master having a great ensuite bathroom and his & hers closets. Also on this level is your laundry so everything is convenient! Home comes with Air Conditioning and includes lots of parking, from the double attached garage, to the large driveway, to the multiple visitor parking stalls directly out front of the home. Well maintained with no pets, no smoking, a super quiet home, and an extremely well run building! Close to Anthony Henday, CFB Edmonton, Schools, Parks and Shopping and basically everything you need! Did I mention that the home is pet friendly? Welcome Home!

Built in 2012

## **Essential Information**

MLS® # E4456343

Price \$349,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,568
Acres	0.00
Year Built	2012
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	105 8315 180 Avenue
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0J2

### Amenities

Amenities	Off Street Parking, On Street Parking, Air Conditioner, No Animal Home, No Smoking Home, Parking-Extra, Parking-Plug-Ins, Parking-Visitor
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, 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	Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	September 5th, 2025
Days on Market	2
Zoning	Zone 28
Condo Fee	\$270

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Listing information last updated on September 7th, 2025 at 1:47pm MDT