

## \$479,900 - 8811 174 Avenue, Edmonton

MLS® #E4456532

### \$479,900

3 Bedroom, 2.50 Bathroom, 1,794 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Situated in a terrific family neighborhood, welcome to this 1800sqft home. The main floor is open and bright and features a warm and inviting living room with a GAS FIREPLACE and large window, ISLAND kitchen with an updated GAS RANGE, huge WALK IN PANTRY, newer fridge, and a spacious dining nook with access to the 3 season SUNROOM. Upstairs there are 3 LARGE bedrooms and a main 4pce bathroom. The primary suite has a WALK IN CLOSET and 4pce ENSUITE with separate soaker tub. Beautifully landscaped lot has mature trees, shed and garden area. Shingles were replaced around 2017. Central A/C, Double attached garage and located steps to park and school! This home shows very well and is ready for a new family.

Built in 2001

### Essential Information

MLS® #	E4456532
Price	\$479,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,794
Acres	0.00



Year Built	2001
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	8811 174 Avenue
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 3R4

### Amenities

Amenities	Deck, Sunroom
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed September 6th, 2025

Days on Market 1

Zoning Zone 28

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