

## \$580,000 - 8710 180a Avenue, Edmonton

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MLS® #E4462899

**\$580,000**

3 Bedroom, 2.50 Bathroom, 2,340 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

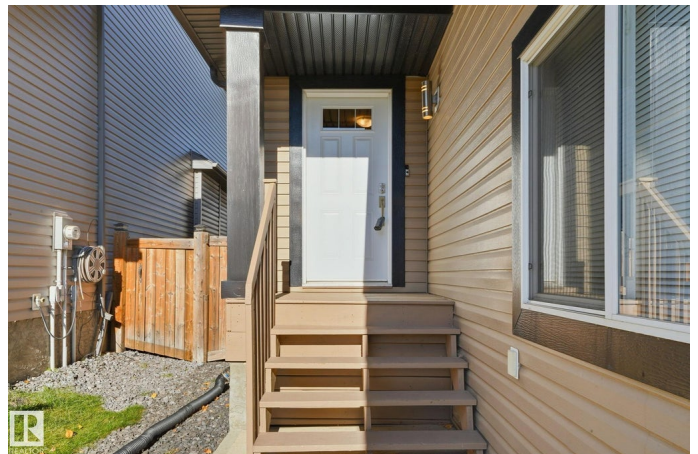
Step inside this PRISTINE, LIKE-NEW home designed for modern living! The main floor welcomes you with GLEAMING HARDWOOD floors, a warm and inviting living area centered around a gas fireplace, and a chef's kitchen featuring CEILING HEIGHT CUSTOM CABINETRY. Enjoy beautiful GRANITE COUNTERS, and a large island that's perfect for casual dining or entertaining. A STYLISH MUDROOM and handy powder room add to the thoughtful layout. Upstairs, you'll find a MASSIVE BRIGHT BONUS ROOM, convenient laundry, and three bedrooms including a SPACIOUS PRIMARY retreat complete with a walk-in closet and 5-piece ensuite including a large soaker tub. The HEATED, OVERSIZED DOUBLE GARAGE is extra long, offering space for two vehicles plus LOTS OF EXTRA STORAGE. Enjoy summer evenings in the beautifully landscaped backyard with a generous deck and pergola—everything finished and ready for you to move in and relax.

Built in 2013

### Essential Information

MLS® # E4462899

Price \$580,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,340                  |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 8710 180a Avenue |
| Area        | Edmonton         |
| Subdivision | Klarvatten       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5Z 0G6          |

### Amenities

|                |                                                                                                   |
|----------------|---------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, Air Conditioner, Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home |
| Parking Spaces | 4                                                                                                 |
| Parking        | Double Garage Attached                                                                            |

### Interior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                          |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                 |
| Stories           | 2                                                                                                                         |
| Has Basement      | Yes                                                                                                                       |
| Basement          | Full, Unfinished                                                                                                          |

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                  |
| Exterior Features | Fenced, Flat Site, Landscaped, No Back Lane, No Through Road |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 20th, 2025 |
| Days on Market | 16                 |
| Zoning         | Zone 28            |

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Listing information last updated on November 5th, 2025 at 4:47am MST