

## \$330,000 - 69 8315 180 Avenue, Edmonton

MLS® #E4441824

**\$330,000**

3 Bedroom, 2.50 Bathroom, 1,405 sqft

Condo / Townhouse on 0.00 Acres

Klarvatten, Edmonton, AB

Move into this appealing super clean & well maintained 3-bedroom 2.5 Bath townhouse in Klarvatten's Mirra at Poplar Lake. This unit is situated in the front of the complex giving you tons of extra parking on the street for visitors outside your front door. The ground level offers a 2-car garage & spacious flex room perfect for an office, home gym, or additional storage. The main floor is bright and has 9 Ft ceilings giving it a grand feel. The Kitchen is well designed & has tons of cabinet & quartz counter space. Upstairs you will find 3 bedrooms, 4 piece bath, laundry area & the primary room has a 3-piece ensuite + 2 closets. Other notable features include Air Conditioning, large balcony with gas line for your BBQ, custom window coverings, extra storage shelving in the garage, and the unit has been freshly painted ready for immediate possession. Prime location close to all types of amenities, schools and easy Anthony Henday & Edmonton Garrison access.

Built in 2012

### Essential Information

MLS® #	E4441824
Price	\$330,000
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,405
Acres	0.00
Year Built	2012
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	69 8315 180 Avenue
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0J2

### Amenities

Amenities	See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 11th, 2025
Days on Market	5
Zoning	Zone 28
Condo Fee	\$270

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 16th, 2025 at 3:17pm MDT