

## \$439,900 - 8849 180a Avenue, Edmonton

MLS® #E4450588

**\$439,900**

4 Bedroom, 2.00 Bathroom, 982 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Welcome to this charming raised bungalow in Klarvatten! With 4 bedrooms, 2 full bathrooms, and a fully finished basement, this home offers both space and versatility. The main floor features a functional kitchen with a pantry, an island with bar seating, a bright living room, and cozy carpet that flows into the bedrooms. The bright and spacious primary bedroom is a restful retreat, with a 4-piece bathroom just down the hall. Downstairs, your fully finished basement includes a generous family room, two additional bedrooms, and a full bath which is perfect for weekend guests or growing families. Step outside to enjoy summer BBQs on your beautiful back deck, while the fully fenced yard provides privacy and room to play. The double detached garage adds peace of mind with secure vehicle parking or extra storage space. Located in a family-friendly community, you're close to parks, schools, shopping, transit, and daily amenities. Don't miss your opportunity to make this thoughtfully designed home yours!

Built in 2013

### Essential Information

MLS® # E4450588

Price \$439,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 982                    |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Raised Bungalow        |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 8849 180a Avenue |
| Area        | Edmonton         |
| Subdivision | Klarvatten       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5Z 0J4          |

### Amenities

|           |                                                               |
|-----------|---------------------------------------------------------------|
| Amenities | On Street Parking, Deck, Hot Water Natural Gas, Vinyl Windows |
| Parking   | Double Garage Detached                                        |

### Interior

|              |                                                                                                                                                       |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                                             |
| Stories      | 2                                                                                                                                                     |
| Has Basement | Yes                                                                                                                                                   |
| Basement     | Full, Finished                                                                                                                                        |

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                     |
| Exterior Features | Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                |
| Construction      | Wood, Vinyl                                                                     |
| Foundation        | Concrete Perimeter                                                              |

**School Information**

|            |                        |
|------------|------------------------|
| Elementary | Lago Lindo School      |
| Middle     | Dickinsfield School    |
| High       | Queen Elizabeth School |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 2               |
| Zoning         | Zone 28         |

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 August 2nd, 2025 at 5:02am MDT