

## \$329,999 - 74 8315 180 Avenue, Edmonton

MLS® #E4442275

**\$329,999**

3 Bedroom, 2.50 Bathroom, 1,442 sqft

Condo / Townhouse on 0.00 Acres

Klarvatten, Edmonton, AB

RARE 3 CAR PARKING! (Double garage with an additional stall in front of garage). Welcome to this stylish 3 bed, 2.5 bath townhouse in desirable Klarvatten with 1402 sq ft of comfortable living space. The main floor features 9'™ ceilings, a bright open-concept layout, and a modern kitchen with stainless steel appliances, a large peninsula island, and ample storage. Relax in the cozy living room, enjoy meals in the dining area, or step onto the balcony for fresh air. Upstairs, the spacious primary bedroom includes a 4-piece ensuite and great closet space, plus two more bedrooms, a full bath, and laundry room. Includes a double attached garage and extra parking. Steps from Poplar Lake, walking trails, and close to the Henday, shops, and amenities. (images are Virtually staged)

Built in 2012

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4442275  |
| Price          | \$329,999 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,442     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2012              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 74 8315 180 Avenue |
| Area        | Edmonton           |
| Subdivision | Klarvatten         |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5Z 0J2            |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 3                      |
| Parking        | Double Garage Attached |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, 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 | Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 24              |
| Zoning         | Zone 28         |

Condo Fee                \$270

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Listing information last updated on July 7th, 2025 at 7:32am MDT