

## **\$499,900 - 8918 179a Avenue, Edmonton**

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MLS® #E4433672

**\$499,900**

4 Bedroom, 3.50 Bathroom, 1,859 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Welcome to this wonderful family home nestled in the friendly community of Klarvatten. The living room boasts an open room concept w/gas fireplace+hardwood floors. The updated kitchen has wood cabinets, glass tile backsplash, granite, s/s appliances, modern light fixtures, island, dining area+patio door to the beautiful backyard. The main floor is complete w/a front foyer, mudroom(w/laundry)+2pc bath. The second level has a bright BONUS ROOM w/vaulted ceiling+newer vinyl floors(extending second level). The primary bedroom has a walk-in closet(w/California Closet)+4pc ensuite. There are two more bedrooms+a 4pc bath. The basement offers two more large bedrooms, a 4pc bath+storage. Other Features: A/C, Heated Garage(w/Hot+Cold Water), Updated Shingles, Eaves, Windows, Garage Door, Blinds... The list is endless! Enjoy the private yard, complete w/a deck, gazebo, large shed+astro turf(front+backyard). Tucked away on a quiet street+steps to the lake, parks, schools, shops, transit+a quick drive to major freeways. Welcome Home!

Built in 2006

### **Essential Information**

MLS® #

E4433672



Price	\$499,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,859
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	8918 179a Avenue
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0A6

### Amenities

Amenities	Off Street Parking, On Street Parking, Air Conditioner, Closet Organizers, Deck, Vaulted Ceiling, Vinyl Windows, See Remarks, Vacuum System-Roughed-In
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, See Remarks, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3

Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Low Maintenance Landscape, No Through Road, Park/Reserve, 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	May 1st, 2025
Days on Market	8
Zoning	Zone 28

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