

## \$500,000 - 8827 180 Avenue, Edmonton

MLS® #E4465146

**\$500,000**

4 Bedroom, 2.50 Bathroom, 2,032 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Welcome to 8827 180 Ave NW! This beautiful 2-storey home offers 4 spacious bedrooms upstairs, including a stunning primary suite with a spa-like 5-piece ensuite and walk-in closet. A bright bonus room provides extra living space for the family. The main floor features gleaming hardwood floors, granite countertops, stainless steel appliances, and a convenient kitchen pantry. Enjoy the comfort of central A/C and the practicality of a mudroom with laundry leading to the attached double garage. The unfinished basement awaits your personal touch. Step outside to a private, fully fenced and landscaped backyard with a deck and pergola—perfect for relaxing or entertaining. Freshly painted and move-in ready, this home combines style, comfort, and function in a desirable location!

Built in 2008

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4465146  |
| Price          | \$500,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,032     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2008                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 8827 180 Avenue |
| Area        | Edmonton        |
| Subdivision | Klarvatten      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 0C4         |

### Amenities

|                |                                                                                                                                                                                                                    |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Hot Water Natural Gas, No Smoking Home, Smart/Program. Thermostat, Television Connection, Vinyl Windows, Vacuum System-Roughed-In, Natural Gas BBQ Hookup |
| Parking Spaces | 2                                                                                                                                                                                                                  |
| Parking        | Double Garage Attached                                                                                                                                                                                             |

### Interior

|                   |                                                                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                      |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                                                                   |
| Fireplaces        | Insert                                                                                                                                                                                                |
| Stories           | 2                                                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                                                   |
| Basement          | Full, Unfinished                                                                                                                                                                                      |

### Exterior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                         |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                    |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 7th, 2025 |
| Days on Market | 1                  |
| 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 November 8th, 2025 at 4:32am MST