

\$349,900 - 44 8315 180 Avenue, Edmonton

MLS® #E4445526

\$349,900

3 Bedroom, 2.50 Bathroom, 1,590 sqft

Condo / Townhouse on 0.00 Acres

Klarvatten, Edmonton, AB

Spacious 3-Storey End Unit in Klarvatten â€“ Privacy, Light, and Views! This 3-bedroom, 2.5-bath townhome is one of the largest in the complex! As an end unit, it features a peaceful pond view for extra privacy, and tons of windows for amazing natural light. The main floor includes a versatile flex space right off the double car garage, perfect for a home office or gym. The open floor plan flows into a kitchen with stainless steel appliances and quartz counter tops, ideal for entertaining or cooking up a storm. Upstairs, the primary bedroom offers a 3-piece ensuite and 2 closets for ample storage. Finishing the upstairs is two additional spacious bedrooms, laundry and a 4pc bathroom. This home blends comfort, convenience, and beautiful views. Itâ€™s the perfect place to call home, and would be ideal for first time home buyers or investors.

Built in 2012

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4445526 |
| Price | \$349,900 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,590 |



| | |
|------------|-------------------|
| Acres | 0.00 |
| Year Built | 2012 |
| Type | Condo / Townhouse |
| Sub-Type | Townhouse |
| Style | 3 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 44 8315 180 Avenue |
| Area | Edmonton |
| Subdivision | Klarvatten |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5J 0J2 |

Amenities

| | |
|-----------|---|
| Amenities | No Smoking Home, Parking-Visitor, See Remarks, Natural Gas BBQ Hookup |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating | Baseboard, Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|--|
| Exterior | Concrete, Vinyl |
| Exterior Features | Landscaped, Schools, Shopping Nearby, View Lake, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Concrete, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | July 3rd, 2025 |
| Days on Market | 9 |

| | |
|-----------|---------|
| Zoning | Zone 28 |
| Condo Fee | \$270 |

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Listing information last updated on July 12th, 2025 at 4:32pm MDT