

## \$534,900 - 8720 178 Avenue, Edmonton

MLS® #E4424733

**\$534,900**

4 Bedroom, 3.50 Bathroom, 1,687 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Nestled on a quiet cul-de-sac in the family-friendly Klarvatten community, this custom-built home sits on a flat, rectangular lot, just steps from walking trails and everyday essentials. With 4 bedrooms, 4 bathrooms, a fully finished basement, and over 2365 SQFT of living space, it's designed to impress. Upon entering, you're greeted by soaring open-to-below ceilings, gleaming hardwood floors, custom window coverings, and a cozy corner gas fireplace. The kitchen flows seamlessly into the living spaces, perfect for entertaining. Upgrades include new shingles, triple-pane windows, air-conditioning, and a central vacuum with toe-kick. Step outside to a private backyard oasis featuring an oversized deck and gas BBQ hookup, ideal for summer gatherings. Completing the home is a 24ft extended garage with epoxy flooring, a center drain, and hose bibs. Immaculately maintained and move-in ready, this home blends comfort, style, and convenience in a prime location.

Built in 2007

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4424733  |
| Price     | \$534,900 |
| Bedrooms  | 4         |
| Bathrooms | 3.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,687                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 8720 178 Avenue |
| Area        | Edmonton        |
| Subdivision | Klarvatten      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 0B8         |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Closet Organizers, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Television Connection, Vaulted Ceiling, Vinyl Windows, Vacuum System-Roughed-In |
| Parking   | Double Garage Attached, Over Sized   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Corner, Mantel  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |  |
|-------------------|--|
| Exterior Features | Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 7th, 2025 |
| Days on Market | 62              |
| Zoning         | Zone 28         |

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Listing information last updated on May 7th, 2025 at 9:47pm MDT