

# \$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	3

Zoning	Zone 28
Condo Fee	\$270

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 July 6th, 2025 at 10:02am MDT