

## \$439,900 - 8849 180a Avenue, Edmonton

MLS® #E4450588

**\$439,900**

4 Bedroom, 2.00 Bathroom, 982 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Welcome to this charming raised bungalow in Klarvatten! With 4 bedrooms, 2 full bathrooms, and a fully finished basement, this home offers both space and versatility. The main floor features a functional kitchen with a pantry, an island with bar seating, a bright living room, and cozy carpet that flows into the bedrooms. The bright and spacious primary bedroom is a restful retreat, with a 4-piece bathroom just down the hall. Downstairs, your fully finished basement includes a generous family room, two additional bedrooms, and a full bath which is perfect for weekend guests or growing families. Step outside to enjoy summer BBQs on your beautiful back deck, while the fully fenced yard provides privacy and room to play. The double detached garage adds peace of mind with secure vehicle parking or extra storage space. Located in a family-friendly community, you're close to parks, schools, shopping, transit, and daily amenities. Don't miss your opportunity to make this thoughtfully designed home yours!

Built in 2013

### Essential Information

MLS® # E4450588

Price \$439,900

Bedrooms 4



Bathrooms	2.00
Full Baths	2
Square Footage	982
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### Community Information

Address	8849 180a Avenue
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0J4

### Amenities

Amenities	On Street Parking, Deck, Hot Water Natural Gas, Vinyl Windows
Parking	Double Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Picnic Area, 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	July 31st, 2025
Days on Market	2
Zoning	Zone 28

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Listing information last updated on August 2nd, 2025 at 8:32am MDT