

\$275,000 - 68 8315 180 Avenue, Edmonton

MLS® #E4430005

\$275,000

3 Bedroom, 2.50 Bathroom, 1,400 sqft
Condo / Townhouse on 0.00 Acres

Klarvatten, Edmonton, AB

Level Up Your Lifestyle in Klarvatten. Visit the REALTOR®'s website for more info. This stylish 3-storey townhome is perfect for anyone ready to claim more space, smart design, & the flexibility to work from home. The main floor den is ideal for your home office, studio, or even a welcoming spaceâ€™itâ€™s right off the front entrance. The open-concept living space is perfect for hosting friends, plus a kitchen filled with natural light & modern finishes. A spacious balcony gives you the perfect spot to sip, grill, or chill. And yesâ€™thereâ€™s upstairs laundry right where the laundry happens. Your dreams of indoor parking for two? Check. Central air for those hot summer nights? You got it. Pet-friendly complex? Absolutely. Low condo fees (\$270.09/month) keep ownership affordable, & this unitâ€™s front-facing location means youâ€™re not tucked away in the back of the complexâ€™your home feels more like a front-row seat to everything Klarvatten has to offer. This move-in-ready home is where your next chapter begins.

Built in 2012

Essential Information

| | |
|--------|-----------|
| MLS® # | E4430005 |
| Price | \$275,000 |



| | |
|----------------|-------------------|
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,400 |
| Acres | 0.00 |
| Year Built | 2012 |
| Type | Condo / Townhouse |
| Sub-Type | Townhouse |
| Style | 3 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 68 8315 180 Avenue |
| Area | Edmonton |
| Subdivision | Klarvatten |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5Z 0J2 |

Amenities

| | |
|----------------|--|
| Amenities | Air Conditioner, Parking-Visitor, Smart/Program. Thermostat, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking Spaces | 2 |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

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

| | |
|-------------------|---|
| Exterior Features | Landscaped, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Stream/Pond |
| 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 | April 10th, 2025 |
| Days on Market | 11 |
| Zoning | Zone 28 |
| Condo Fee | \$270 |

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Listing information last updated on April 21st, 2025 at 8:17am MDT