

\$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 | 72 |
| Zoning | Zone 28 |

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 May 18th, 2025 at 7:02pm MDT