

Courtesy Of Taylor J Hack Of RE/MAX River City

## \$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 space 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 yes there'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 unit's front-facing location means you're not tucked away in the back of the complex 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 | 5                |
| Zoning         | Zone 28          |
| Condo Fee      | \$270            |

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Listing information last updated on April 15th, 2025 at 10:02am MDT