

## \$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 it™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 yes it™s there it™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 it™s front-facing location means you it™re not tucked away in the back of the complex it™ 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
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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	9
Zoning	Zone 28
Condo Fee	\$270

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