

## \$519,900 - 8739 178 Avenue, Edmonton

MLS® #E4453119

**\$519,900**

3 Bedroom, 2.50 Bathroom, 1,928 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

This beautifully decorated 1928 sq ft home located in a quiet cul-de-sac comes with 3 bedrooms, 3 baths, brand new paint throughout, new vinyl flooring upstairs, and a west facing rear yard with a covered deck and view of lake, patio, pond, stream, and many mature perennials - a gardener's dream. The bright main floor offers a spacious foyer, maple kitchen cabinets with crown mouldings, granite countertops with huge island, newer stainless steel appliances, rich hardwood floors, gas fireplace, main floor laundry, and a half bath. Upstairs includes a large bonus room and 3 bedrooms, including a king-sized primary with walk-in closet and spa-like ensuite. The basement is fully finished—just carpet needed to be complete, roughed in bath. Enjoy an oversized garage, large deck with BBQ gas line and VERY private yard. Move-in ready this home is truly a must-see!

Built in 2008

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4453119  |
| Price      | \$519,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,928                  |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 8739 178 Avenue |
| Area        | Edmonton        |
| Subdivision | Klarvatten      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 0B8         |

### Amenities

|                |                                                                              |
|----------------|------------------------------------------------------------------------------|
| Amenities      | Deck, Detectors Smoke, Exterior Walls- 2"x6", No Smoking Home, Vinyl Windows |
| Parking Spaces | 4                                                                            |
| Parking        | Double Garage Attached, Insulated                                            |
| Is Waterfront  | Yes                                                                          |

### Interior

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                         |
| Appliances        | Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                |
| Fireplaces        | Fresh Air                                                                                                                |
| Stories           | 3                                                                                                                        |
| Has Basement      | Yes                                                                                                                      |
| Basement          | Full, Partially Finished                                                                                                 |

### Exterior

|                   |                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                                         |
| Exterior Features | Cul-De-Sac, Fenced, Low Maintenance Landscape, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, Stream/Pond, View Lake |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 5                 |
| Zoning         | Zone 28           |

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Listing information last updated on August 19th, 2025 at 11:02pm MDT