

# \$344,900 - 95 8315 180 Avenue, Edmonton

MLS® #E4458277

**\$344,900**

3 Bedroom, 2.50 Bathroom, 1,544 sqft  
Condo / Townhouse on 0.00 Acres

Klarvatten, Edmonton, AB

Freshly painted 3 storey townhome w/DOUBLE attached garage overlooks peaceful green courtyard. 3 bed/2.5 baths. Top floor offers 3 spacious beds, 4-pce bath & laundry (full-sized front load). Primary fits king bedroom set and has 3-pce ensuite plus 2 closets. Main floor is bright, with 9' ceilings, open-concept layout. Gourmet kitchen with quartz counters, soft-close drawers, pantry, stainless steel appliances, island with breakfast bar. Large dining & living room. Private balcony, complete with BBQ gas hookup. Entry level includes bonus area perfect for office, playroom, or gym, and opens to quiet greenspace ideal for kids or pets. Double attached garage is fully finished (drywall, vapour barrier, insulation to keep warm). Tons of visitor parking + ample extra parking on street. Furnace filter replaced regularly. Close to Anthony Henday, CFB Edmonton, schools, parks & shopping. Dog friendly: 2 allowed. Above grade total 1543 Sq Ft Taxes \$2950 for 2025. Possession negotiable, quick possession possible



95, 8315 180 Ave NW

- 3-STORY TOWNHOME
- BRAND NEW CARPET INSTALLED AUGUST 20, 2025
- 3 SPACIOUS BEDROOMS
- 4-PIECE BATHROOM
- LAUNDRY AREA
- PRIMARY BEDROOM FITS KING-SIZED SET, INCLUDES 3-PIECE ENSUITE & WALK-IN CLOSET
- EXTRA WINDOWS & 9' CEILINGS
- OPEN-CONCEPT LAYOUT
- GOURMET KITCHEN
- QUARTZ COUNTERTOPS
- SOFT-CLOSE DRAWERS
- STAINLESS STEEL APPLIANCES
- ISLAND WITH BREAKFAST BAR
- BRIGHT DINING & LIVING ROOM
- PRIVATE BALCONY OVERLOOKING A QUIET COURTYARD
- BBQ GAS HOOKUP ON BALCONY
- TV AND SURROUND SOUND NEGOTIABLE
- VERSATILE BONUS ROOM (IDEAL FOR OFFICE, PLAYROOM, OR GYM)

ADDITIONAL FEATURES:

- DOUBLE ATTACHED GARAGE (FULLY FINISHED: DRYWALLED, INSULATED, VAPOUR BARRIER)
- PLENTY OF VISITOR PARKING & ADDITIONAL STREET PARKING
- FURNACE FILTER REPLACED AUGUST 20, 2025
- DOG FRIENDLY (UP TO 2 ALLOWED)
- CONVENIENT LOCATION: CLOSE TO ANTHONY HENDAY, CFB EDMONTON, SCHOOLS, PARKS & SHOPPING
- TAXES \$2,950.47 IN 2025
- ABOVE GRADE TOTAL 1543.72 SQ FT.

Built in 2012

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4458277  |
| Price  | \$344,900 |

|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,544             |
| Acres          | 0.00              |
| Year Built     | 2012              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 95 8315 180 Avenue |
| Area        | Edmonton           |
| Subdivision | Klarvatten         |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5Z 0J2            |

### Amenities

|           |                                               |
|-----------|-----------------------------------------------|
| Amenities | Ceiling 9 ft., Parking-Visitor, Vinyl Windows |
| Parking   | Double Garage Attached                        |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                             |
| Stories           | 3                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Full, Finished                                                                                                                        |

### Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                    |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                               |

Construction Wood, Vinyl  
Foundation Concrete Perimeter

**Additional Information**

Date Listed September 18th, 2025  
Zoning Zone 28  
Condo Fee \$270



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