

## \$489,900 - 8320 172 Avenue, Edmonton

MLS® #E4445531

**\$489,900**

4 Bedroom, 3.50 Bathroom, 1,679 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Step into comfort and style in this beautiful 2-storey single-family home, nestled in the desirable community of Klarvatten. With 3 spacious bedrooms, 3 and a half bathrooms, and a thoughtfully designed layout, this home is perfect for first-time buyers or growing families! A bright, high-ceiling foyer greets you on entry, leading to a main-floor den. The open-concept chef's kitchen features warm maple cabinetry and seamlessly connects to the living and dining areas - perfect for entertaining. Upstairs, a vaulted-ceiling bonus room adds charm and functionality. The fully finished basement offers a versatile games room and a full bathroom. The laminate flooring, tiled bathrooms, and fresh paint give the entire home a modern, refreshed feel. Enjoy a large front yard, a fully fenced backyard, and proximity to schools, transit, and shopping. Welcome home - your next chapter begins here.

Built in 2001

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4445531  |
| Price      | \$489,900 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,679                  |
| Acres          | 0.00                   |
| Year Built     | 2001                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 8320 172 Avenue |
| Area        | Edmonton        |
| Subdivision | Klarvatten      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 3M1         |

### Amenities

|           |   |
|-----------|---|
| Amenities | Deck, Front Porch, Gazebo, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vaulted Ceiling, See Remarks |
| Parking   | Double Garage Attached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Oven-Built-In, 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 | Fenced, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter                                      |

### School Information

|            |                            |
|------------|----------------------------|
| Elementary | Bishop Greschuk Catholic E |
| High       | Florence Hallock School    |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 8              |
| Zoning         | Zone 28        |

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Listing information last updated on July 11th, 2025 at 9:02am MDT