

## **\$468,800 - 8322 171a Avenue, Edmonton**

MLS® #E4458034

**\$468,800**

4 Bedroom, 2.50 Bathroom, 1,769 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

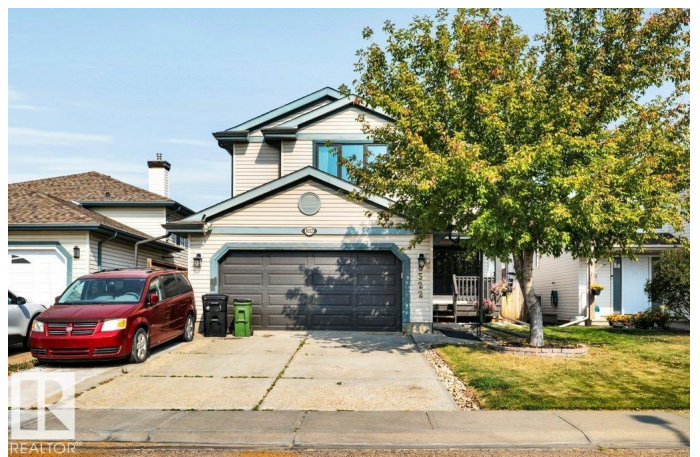
Welcome to Klarvatten! This stunning well-maintained 4-bedroom, 2.5-bath home offers over 2,656 sq. ft. of beautifully finished living space! Step onto the front balcony into the bright, open-concept main floor w/ 10-ft vaulted ceilings & floor-to-ceiling picture windows w/views of the fully fenced backyard. A stone tile fireplace, custom built-in bookshelves & modern light fixtures elevate the living room. Adjacent to the living rm is a dining area w/ direct access to the patio & backyard! The chef's kitchen has a breakfast island, newly painted cabinetry for storage & walk-in pantry! A versatile main floor den/office, laundry rm & 2-pc bath complete the main level. Upstairs, enjoy the open-to-below concept. Offering 3 large bedrooms & a 4-pc ensuite & shared 4-pc bath! The fully finished basement adds features a RecRoom & bedroom! Minutes fr a man-made lake & close to all amenities! NEW PAINT & FLOORS (2025), ROOF/ATTIC INSULATION (2019), WINDOWS (2023), AC/FURNACE/HWT (2016), GARAGE DOOR/MOTOR (2020).

Built in 1998

### **Essential Information**

MLS® # E4458034

Price \$468,800



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,769                  |
| Acres          | 0.00                   |
| Year Built     | 1998                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 8322 171a Avenue |
| Area        | Edmonton         |
| Subdivision | Klarvatten       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5Z 3E4          |

### Amenities

|                |                                         |
|----------------|-----------------------------------------|
| Amenities      | Air Conditioner, Patio, Vaulted Ceiling |
| Parking Spaces | 4                                       |
| Parking        | Double Garage Attached                  |

### Interior

|                   |                                                                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                                               |
| Fireplaces        | Tile Surround                                                                                                                                                                     |
| Stories           | 3                                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                                               |
| Basement          | Full, Finished                                                                                                                                                                    |

### Exterior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                           |
| Exterior Features | Fenced, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| 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    | September 16th, 2025 |
| Days on Market | 1                    |
| Zoning         | Zone 28              |

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Listing information last updated on September 17th, 2025 at 4:47am MDT