

# \$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
- 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
- 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

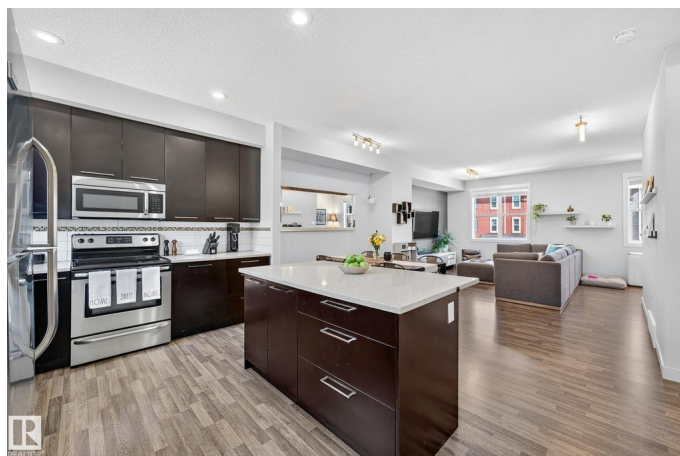
### **Exterior**

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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Listing information last updated on September 18th, 2025 at 3:32pm MDT