

## \$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	1
Zoning	Zone 28

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Listing information last updated on July 4th, 2025 at 2:03pm MDT