

## \$275,000 - 68 8315 180 Avenue, Edmonton

MLS® #E4430005

### \$275,000

3 Bedroom, 2.50 Bathroom, 1,400 sqft  
Condo / Townhouse on 0.00 Acres

Klarvatten, Edmonton, AB

Level Up Your Lifestyle in Klarvatten. Visit the REALTOR®'s website for more info. This stylish 3-storey townhome is perfect for anyone ready to claim more space, smart design, & the flexibility to work from home. The main floor den is ideal for your home office, studio, or even a welcoming space right off the front entrance. The open-concept living space is perfect for hosting friends, plus a kitchen filled with natural light & modern finishes. A spacious balcony gives you the perfect spot to sip, grill, or chill. And yes—there's upstairs laundry right where the laundry happens. Your dreams of indoor parking for two? Check. Central air for those hot summer nights? You got it. Pet-friendly complex? Absolutely. Low condo fees (\$270.09/month) keep ownership affordable, & this unit's front-facing location means you're not tucked away in the back of the complex—your home feels more like a front-row seat to everything Klarvatten has to offer. This move-in-ready home is where your next chapter begins.

Built in 2012

### Essential Information

MLS® #	E4430005
Price	\$275,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,400
Acres	0.00
Year Built	2012
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	68 8315 180 Avenue
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0J2

### Amenities

Amenities	Air Conditioner, Parking-Visitor, Smart/Program. Thermostat, Vinyl Windows, Natural Gas BBQ Hookup
Parking Spaces	2
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
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Exterior Features	Landscaped, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Stream/Pond
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	April 10th, 2025
Days on Market	10
Zoning	Zone 28
Condo Fee	\$270

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