

## \$539,000 - 8403 179 Avenue, Edmonton

MLS® #E4449880

**\$539,000**

3 Bedroom, 2.50 Bathroom, 1,701 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Welcome to this stunning 2-storey home located on a spacious corner lot in the desirable community of Klarvatten. Thoughtfully designed and recently updated, this home offers both style and functionality for modern family living. Upstairs, you'll find 3 generously sized bedrooms, including a primary suite with a spa-like 5-piece ensuite featuring a soaker tub, separate shower, dual sinks, and more. A 4-piece main bathroom serves the additional 2 bedrooms, while a bonus room with soaring ceilings adds flexible space perfect for a family room, office, or play area. The main floor features a bright, open-concept layout with a sunny kitchen, corner pantry, and a welcoming living room that's perfect for gatherings. A mudroom adds everyday convenience and extra storage. The newly finished basement offers even more living space—ideal for a rec room, home gym, or guest accommodations. Recent upgrades include new shingles, new siding, and central A/C, providing peace of mind and year-round comfort.

Built in 2008

### Essential Information

MLS® # E4449880

Price \$539,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,701
Acres	0.00
Year Built	2008
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	8403 179 Avenue
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0C3

### Amenities

Amenities	Air Conditioner, Deck, No Smoking Home, Parking-Extra
Parking	Double Garage Attached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, 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	Corner Lot, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Lago Lindo Elementary
Middle	Florance Hallock
High	M.E. Lazert High

### **Additional Information**

Date Listed	July 25th, 2025
Days on Market	6
Zoning	Zone 28

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