

## \$544,000 - 8739 178 Avenue, Edmonton

MLS® #E4435231

**\$544,000**

3 Bedroom, 2.50 Bathroom, 1,772 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Nestled in the center of a quiet cul-de-sac, this 3 bedroom, 3 bath executive home offers the best of suburban living. Upon entering this home you are greeted by a warm, open floor plan featuring a tile surround gas fireplace and rich hardwood floors. The large kitchen features plenty of storage space, newer appliances and gleaming marble countertops. The backyard offers a two-tier deck and patio with a fire pit, koi pond, low maintenance landscaping and a lovely view of the nearby lake. Upstairs you will find a large great room en route to three generous bedrooms, including a master with a 4-piece ensuite bathroom. The large basement is already drywalled and ready for you to make it your own finished space. The long driveway leads to large double attached garage with plenty of space to tinker. This home offers quality and value in a sought after neighborhood with access to all amenities. Listings like this don't last long!

Built in 2008

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4435231  |
| Price     | \$544,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,772                  |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 8739 178 Avenue |
| Area        | Edmonton        |
| Subdivision | Klarvatten      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 0B8         |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Deck, Detectors Smoke, Fire Pit, Patio |
| Parking Spaces | 4                                      |
| Parking        | Double Garage Attached                 |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Freezer, Hood Fan, Oven-Microwave, Stove-Electric, Washer, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Mantel, Tile Surround  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Partially Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Cul-De-Sac, Fenced, Low Maintenance Landscape, Schools, Shopping Nearby, Stream/Pond, Treed Lot, View Lake |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 6th, 2025 |
| Days on Market | 41            |
| Zoning         | Zone 28       |

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Listing information last updated on June 16th, 2025 at 4:47am MDT