

# **\$519,900 - 8739 178 Avenue, Edmonton**

MLS® #E4453119

**\$519,900**

3 Bedroom, 2.50 Bathroom, 1,928 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

This beautifully decorated 1928 sq ft home located in a quiet cul-de-sac comes with 3 bedrooms, 3 baths, brand new paint throughout entire house, new vinyl flooring upstairs, and a west facing rear yard with a covered deck and view of lake, patio, pond, stream, and many mature perennials - a gardener's dream. The bright main floor offers a spacious foyer, maple kitchen cabinets with crown mouldings, granite countertops with huge island, newer stainless steel appliances, rich hardwood floors, gas fireplace, main floor laundry, and a half bath. Upstairs includes a large bonus room and 3 bedrooms, including a king-sized primary with walk-in closet and spa-like ensuite. The basement is fully finished with brand new carpet and roughed in bath. Enjoy an oversized garage, large deck with BBQ gas line and VERY private yard. Move-in ready this home is truly a must-see!

Built in 2008

## **Essential Information**

MLS® #	E4453119
Price	\$519,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,928
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, Exterior Walls- 2"x6", No Smoking Home, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached, Insulated
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplaces	Fresh Air
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Low Maintenance Landscape, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, Stream/Pond, View Lake

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

**Additional Information**

Date Listed	August 15th, 2025
Days on Market	8
Zoning	Zone 28

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Listing information last updated on August 23rd, 2025 at 5:02am MDT