

\$499,000 - 8807 170a Avenue, Edmonton

MLS® #E4429323

\$499,000

4 Bedroom, 2.50 Bathroom, 2,262 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Welcome to this elegant 4-bedroom, 2-storey home offering more than 2,700 sq.ft. of comfortable living space, ideally located in Klarvatten, Lake District—just a short walk to parks and scenic community lakes. The main floor boasts a soaring vaulted ceiling over the living & dining rooms, creating a grand & airy feel. A bright breakfast nook adjoins the functional kitchen & overlooks the tranquil, fully fenced backyard. Adjacent is a cozy family room with a beautifully embellished wood-burning fireplace—perfect for creating cherished family memories. Upstairs features four generous bedrooms, including a spacious primary suite with his-and-her closets & a private ensuite featuring a jetted tub & separate shower, and an additional 5-pc family bathrm. The partially renovated basement(2021) offers a versatile recreational room, a den, & a large storage area. Outside, enjoy a sunny backyard with a newer deck & ample space for gardening or play. Recent upgrades include shingles(2018) & Furnace(2025).A must see!

Built in 1990

Essential Information

MLS® # E4429323

Price \$499,000



| | |
|----------------|------------------------|
| Bedrooms | 4 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,262 |
| Acres | 0.00 |
| Year Built | 1990 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 8807 170a Avenue |
| Area | Edmonton |
| Subdivision | Klarvatten |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5Z 2Y7 |

Amenities

| | |
|-----------|------------------------------------|
| Amenities | Deck, Vaulted Ceiling, See Remarks |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Mantel, Oak Surround, Tile Surround |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Brick, Vinyl |
| Exterior Features | Fenced, Flat Site, Landscaped, No Back Lane, Playground Nearby, |

Public Transportation, Schools, Shopping Nearby

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

Additional Information

Date Listed April 5th, 2025
Days on Market 2
Zoning Zone 28

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Listing information last updated on April 7th, 2025 at 3:17am MDT