

## \$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
Is Waterfront	Yes

### 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	72
Zoning	Zone 28

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 17th, 2025 at 4:02am MDT