

Courtesy Of Dane Phaneuf Of Exp Realty

## \$284,919 - 20 8716 179 Avenue, Edmonton

MLS® #E4458318

**\$284,919**

3 Bedroom, 2.50 Bathroom, 1,246 sqft

Condo / Townhouse on 0.00 Acres

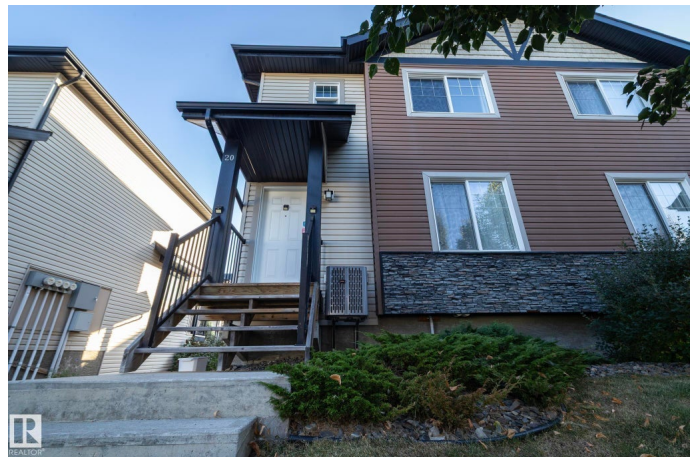
Klarvatten, Edmonton, AB

Welcome to this charming end unit 1,245 sq ft home in the family-friendly community of Klarvatten! Featuring 3 bedrooms and 2½ bathrooms, it offers a spacious main-floor living room filled with natural light, complemented by rich dark cabinetry, stainless steel appliances, and laminate flooring. The stylish kitchen provides abundant counter space for all your cooking needs, while neutral finishing throughout adds timeless appeal. Step outside from the kitchen to a private balcony – perfect for BBQs or relaxing on warm evenings. Upstairs, the inviting primary suite includes a walk-in closet and a full ensuite with a stand-up shower. As well you’ll find two generously sized secondary bedrooms and a bright 4-piece bathroom. The lower level provides a convenient storage/utility room with a front-load washer and dryer, leading directly into the double garage to keep your vehicles comfortable through every season.

Built in 2011

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4458318  |
| Price     | \$284,919 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,246             |
| Acres          | 0.00              |
| Year Built     | 2011              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 20 8716 179 Avenue |
| Area        | Edmonton           |
| Subdivision | Klarvatten         |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5Z 0B9            |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                 |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Water Softener, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                        |
| Stories           | 2                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                              |
| Basement          | Partial, Partially Finished                                                                                                                      |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 12                   |
| Zoning         | Zone 28              |
| Condo Fee      | \$447                |

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Listing information last updated on September 30th, 2025 at 5:17pm MDT