

\$539,000 - 8403 179 Avenue, Edmonton

MLS® #E4449880

\$539,000

3 Bedroom, 2.50 Bathroom, 1,701 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Welcome to this stunning 2-storey home located on a spacious corner lot in the desirable community of Klarvatten. Thoughtfully designed and recently updated, this home offers both style and functionality for modern family living. Upstairs, you'll find 3 generously sized bedrooms, including a primary suite with a spa-like 5-piece ensuite featuring a soaker tub, separate shower, dual sinks, and more. A 4-piece main bathroom serves the additional 2 bedrooms, while a bonus room with soaring ceilings adds flexible space perfect for a family room, office, or play area. The main floor features a bright, open-concept layout with a sunny kitchen, corner pantry, and a welcoming living room that's perfect for gatherings. A mudroom adds everyday convenience and extra storage. The newly finished basement offers even more living space ideal for a rec room, home gym, or guest accommodations. Recent upgrades include new shingles, new siding, and central A/C, providing peace of mind and year-round comfort.

Built in 2008

Essential Information

MLS® # E4449880

Price \$539,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,701
Acres	0.00
Year Built	2008
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	8403 179 Avenue
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0C3

Amenities

Amenities	Air Conditioner, Deck, No Smoking Home, Parking-Extra
Parking	Double Garage Attached, Over Sized

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Lago Lindo Elementary
Middle	Florance Hallock
High	M.E. Lazert High

Additional Information

Date Listed	July 25th, 2025
Days on Market	8
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 August 2nd, 2025 at 10:17am MDT