

\$469,900 - 8304 170 Avenue, Edmonton

MLS® #E4465531

\$469,900

3 Bedroom, 3.00 Bathroom, 1,159 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

So many upgrades over the yrs in this pretty family home. Sitting on a pie lot there is plenty of space for kids or fur babies to roam! Inside offers hrdwd flooring in the spacious lvg rm. The eat-in kitchen has a coffee bar, st/st appl's & access to the outdoor patio. The eating area overlooks the 3rd lvl family rm with plush carpet & a stunning stone f/p. The stand out features of this home is the massive 3 pc bath which has a 2 person jetted tub with dbl doors opening to the family rm, perfect if you want to watch the big game while having a spa soak! The other feature is the large mudroom/storage space for all your seasonal coats/ boots etc. just steps from the garage entry, fantastic space for busy families - everything is concealed! The hrdwd floor continues up the stairs to the 3 bdrms incl. the primary suite with a 3 pc ensuite. Upgrades incl. attic insulation (2017), H2O Tank (2018), Shingles (2019), sump (2020), eaves (2021), Furnace (2023), all all appl's (2018-2024) Did I mention the A/C?!



Built in 2000

Essential Information

MLS® #	E4465531
Price	\$469,900
Bedrooms	3

Bathrooms	3.00
Full Baths	3
Square Footage	1,159
Acres	0.00
Year Built	2000
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	8304 170 Avenue
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 3G8

Amenities

Amenities	Patio
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	3
Has Basement	Yes
Basement	Full, See Remarks

Exterior

Exterior	Wood, Vinyl
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Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	November 11th, 2025
Days on Market	2
Zoning	Zone 28

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Listing information last updated on November 13th, 2025 at 8:32pm MST