

\$489,900 - 8320 172 Avenue, Edmonton

MLS® #E4445531

\$489,900

4 Bedroom, 3.50 Bathroom, 1,679 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Step into comfort and style in this beautiful 2-storey single-family home, nestled in the desirable community of Klarvatten. With 3 spacious bedrooms, 3 and a half bathrooms, and a thoughtfully designed layout, this home is perfect for first-time buyers or growing families! A bright, high-ceiling foyer greets you on entry, leading to a main-floor den. The open-concept chef's kitchen features warm maple cabinetry and seamlessly connects to the living and dining areas - perfect for entertaining. Upstairs, a vaulted-ceiling bonus room adds charm and functionality. The fully finished basement offers a versatile games room and a full bathroom. The laminate flooring, tiled bathrooms, and fresh paint give the entire home a modern, refreshed feel. Enjoy a large front yard, a fully fenced backyard, and proximity to schools, transit, and shopping. Welcome home - your next chapter begins here.

Built in 2001

Essential Information

MLS® #	E4445531
Price	\$489,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3



Half Baths	1
Square Footage	1,679
Acres	0.00
Year Built	2001
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	8320 172 Avenue
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 3M1

Amenities

Amenities	Deck, Front Porch, Gazebo, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vaulted Ceiling, See Remarks
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Oven-Built-In, 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	Fenced, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Bishop Greschuk Catholic E
High	Florence Hallock School

Additional Information

Date Listed	July 3rd, 2025
Days on Market	9
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 12th, 2025 at 4:17pm MDT