

\$499,000 - 8807 170a Avenue, Edmonton

MLS® #E4429323

\$499,000

4 Bedroom, 2.50 Bathroom, 2,262 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Welcome to this elegant 4-bedroom, 2-storey home offering more than 2,700 sq.ft. of comfortable living space, ideally located in Klarvatten, Lake District—just a short walk to parks and scenic community lakes. The main floor boasts a soaring vaulted ceiling over the living & dining rooms, creating a grand & airy feel. A bright breakfast nook adjoins the functional kitchen & overlooks the tranquil, fully fenced backyard. Adjacent is a cozy family room with a beautifully embellished wood-burning fireplace—perfect for creating cherished family memories. Upstairs features four generous bedrooms, including a spacious primary suite with his-and-her closets & a private ensuite featuring a jetted tub & separate shower, and an additional 5-pc family bathrm. The partially renovated basement(2021) offers a versatile recreational room, a den, & a large storage area. Outside, enjoy a sunny backyard with a newer deck & ample space for gardening or play. Recent upgrades include shingles(2018) & Furnace(2025).A must see!



Built in 1990

Essential Information

MLS® # E4429323

Price \$499,000

Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,262
Acres	0.00
Year Built	1990
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	8807 170a Avenue
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 2Y7

Amenities

Amenities	Deck, Vaulted Ceiling, See Remarks
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Oak Surround, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, No Back Lane, Playground Nearby,

Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles
Construction Wood, Brick, Vinyl
Foundation Concrete Perimeter

Additional Information

Date Listed April 5th, 2025
Days on Market 3
Zoning Zone 28

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