

## \$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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