

\$479,900 - 8811 174 Avenue, Edmonton

MLS® #E4456532

\$479,900

3 Bedroom, 2.50 Bathroom, 1,794 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Situated in a terrific family neighborhood, welcome to this 1800sqft home. The main floor is open and bright and features a warm and inviting living room with a GAS FIREPLACE and large window, ISLAND kitchen with an updated GAS RANGE, huge WALK IN PANTRY, newer fridge, and a spacious dining nook with access to the 3 season SUNROOM. Upstairs there are 3 LARGE bedrooms and a main 4pce bathroom. The primary suite has a WALK IN CLOSET and 4pce ENSUITE with separate soaker tub. Beautifully landscaped lot has mature trees, shed and garden area. Shingles were replaced around 2017. Central A/C, Double attached garage and located steps to park and school! This home shows very well and is ready for a new family.



Built in 2001

Essential Information

MLS® #	E4456532
Price	\$479,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,794
Acres	0.00

Year Built	2001
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	8811 174 Avenue
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 3R4

Amenities

Amenities	Deck, Sunroom
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

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

Additional Information

Date Listed September 6th, 2025

Days on Market 12

Zoning Zone 28

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