

Courtesy Of Dane Phaneuf Of Exp Realty

## \$284,919 - 20 8716 179 Avenue, Edmonton

MLS® #E4458318

**\$284,919**

3 Bedroom, 2.50 Bathroom, 1,246 sqft  
Condo / Townhouse on 0.00 Acres

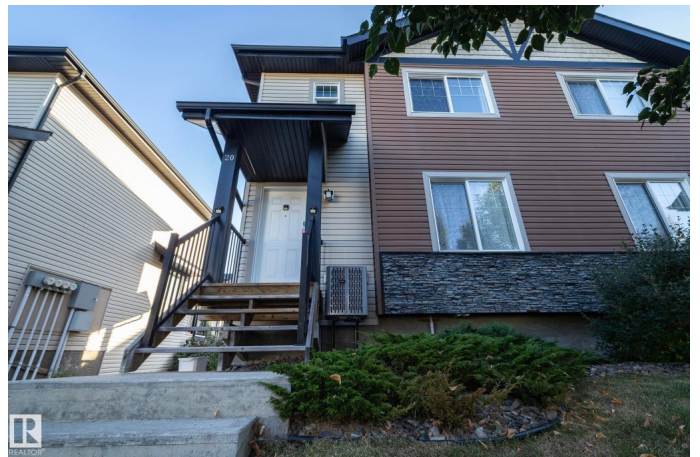
Klarvatten, Edmonton, AB

Welcome to this charming end unit 1,245 sq ft home in the family-friendly community of Klarvatten! Featuring 3 bedrooms and 2½ bathrooms, it offers a spacious main-floor living room filled with natural light, complemented by rich dark cabinetry, stainless steel appliances, and laminate flooring. The stylish kitchen provides abundant counter space for all your cooking needs, while neutral finishing throughout adds timeless appeal. Step outside from the kitchen to a private balcony – perfect for BBQs or relaxing on warm evenings. Upstairs, the inviting primary suite includes a walk-in closet and a full ensuite with a stand-up shower. As well you’ll find two generously sized secondary bedrooms and a bright 4-piece bathroom. The lower level provides a convenient storage/utility room with a front-load washer and dryer, leading directly into a heated double garage to keep your vehicles comfortable through every season.

Built in 2011

### Essential Information

MLS® #	E4458318
Price	\$284,919
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,246
Acres	0.00
Year Built	2011
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	20 8716 179 Avenue
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0B9

### Amenities

Amenities	See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Partial, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed September 18th, 2025

Zoning Zone 28

Condo Fee \$447

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Listing information last updated on September 18th, 2025 at 5:02pm MDT