

## \$295,000 - 16 8716 179 Avenue, Edmonton

MLS® #E4426007

**\$295,000**

2 Bedroom, 2.50 Bathroom, 1,432 sqft  
Condo / Townhouse on 0.00 Acres

Klarvatten, Edmonton, AB

Welcome to the neighborhood of Klarvatten, nestled in NW Edmonton. This townhome offers the perfect blend of comfort and convenience. The main floor boasts a bright and airy atmosphere with beautiful hardwood and ceramic tile throughout. The spacious living room flows seamlessly into the formal dining area, which opens onto a west-facing patio. The chef's dream kitchen is fully equipped with rich dark cabinetry and a side pantry. Ample counter and cupboard space make meal preparation and storage a pleasure. A separate 2-piece powder room completes the main floor. Enjoy the air-condition during the summer and entertain friend on the patio. Upstairs, you'll find two generously sized bedrooms, including an oversized primary suite with a full 4-piece ensuite and a large walk-in closet. The additional bedroom is perfect for family members, guests, or a home office setup. A second full 3-piece bath adds convenience and comfort. Buyer would assume the current lease that is active until June 30, 2025.

Built in 2011

### Essential Information

MLS® #	E4426007
Price	\$295,000



Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,432
Acres	0.00
Year Built	2011
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	16 8716 179 Avenue
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0J3

### **Amenities**

Amenities	Parking-Visitor
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Partial, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Low Maintenance Landscape, Park/Reserve, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 16th, 2025
Days on Market	39
Zoning	Zone 28
Condo Fee	\$447

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