

# \$489,900 - 8315 170 Avenue, Edmonton

MLS® #E4434801

**\$489,900**

5 Bedroom, 2.00 Bathroom, 1,030 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Bungalow with A/C in Klarvatten! Located on a 379m2/4,080 sq m lot on a cul-de-sac. 5 total beds (3 up, 2 down)+ fully finished basement. Double attached garage. Durable and water resistant vinyl plank flooring throughout. White IKEA shoe cabinet in front entrance stays. Kitchen has granite countertops and stainless steel appliances. Upgrades include new shingles and hot water tank in 2025. Sump pump has alarm and surge protector. Shed in backyard stays, as well as shelving in the garage. All furniture in the home is negotiable. Backyard has pear, lilac, and plum trees. School bus stops 7 doors down (see bus stop from house), with designated stops at elem and high schools: Elementary schools nearby include Bishop Greschuk, Florence Hallock and Lago Linda. Designated JR High School is Dickinsfield. High Schools nearby include Queen Elizabeth and M.E. Lazerte. CFB Edmonton is 10 km via 97 St or 82 St, At the corner is daycare, Dentist, Chiro, hair stylist. Bus route 1/2 block away. Taxes \$3,749.02 in 2024.

Built in 1998

## Essential Information

MLS® # E4434801

Price \$489,900



Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,030
Acres	0.00
Year Built	1998
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	8315 170 Avenue
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 3G8

### **Amenities**

Amenities	Air Conditioner, Deck, Fire Pit
Parking	Double Garage Attached

### **Interior**

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, No Back Lane, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Lago Lindo, Bish Greschuk
Middle	Dickinsfield, Cardinal Leg
High	Queen E, Arch O'Leary

**Additional Information**

Date Listed	May 6th, 2025
Days on Market	10
Zoning	Zone 28

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 16th, 2025 at 8:02am MDT