

## \$330,000 - 69 8315 180 Avenue, Edmonton

MLS® #E4441824

**\$330,000**

3 Bedroom, 2.50 Bathroom, 1,405 sqft

Condo / Townhouse on 0.00 Acres

Klarvatten, Edmonton, AB

Move into this appealing super clean & well maintained 3-bedroom 2.5 Bath townhouse in Klarvatten's Mirra at Poplar Lake. This unit is situated in the front of the complex giving you tons of extra parking on the street for visitors outside your front door. The ground level offers a 2-car garage & spacious flex room perfect for an office, home gym, or additional storage. The main floor is bright and has 9 Ft ceilings giving it a grand feel. The Kitchen is well designed & has tons of cabinet & quartz counter space. Upstairs you will find 3 bedrooms, 4 piece bath, laundry area & the primary room has a 3-piece ensuite + 2 closets. Other notable features include Air Conditioning, large balcony with gas line for your BBQ, custom window coverings, extra storage shelving in the garage, and the unit has been freshly painted ready for immediate possession. Prime location close to all types of amenities, schools and easy Anthony Henday & Edmonton Garrison access.

Built in 2012

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4441824  |
| Price     | \$330,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,405             |
| Acres          | 0.00              |
| Year Built     | 2012              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 69 8315 180 Avenue |
| Area        | Edmonton           |
| Subdivision | Klarvatten         |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5Z 0J2            |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 7               |
| Zoning         | Zone 28         |
| Condo Fee      | \$270           |

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Listing information last updated on June 18th, 2025 at 3:18pm MDT