

## \$549,000 - 8736 178 Avenue, Edmonton

MLS® #E4433845

**\$549,000**

4 Bedroom, 3.50 Bathroom, 1,887 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Nestled at the end of a tranquil cul-de-sac, this splendid two-storey house, is complete with a double attached garage, has over 1800sq.ft of living space, plus a fully developed basement. The open concept main floor, with vast windows flooding the area with natural light, creating a bright and welcoming atmosphere. At the heart of the home, the kitchen with a central island featuring an eating bar and a walk-in pantry that provides ample storage. Convenient main floor laundry facilities, located just in from the garage, alongside a half bath. Ascend to the upper level where a spacious bonus room awaits, perfect for family time. Retreat to the expansive primary bedroom, complete with a private 4-piece ensuite. Two additional bedrooms and a full bath complete the upper floor. A finished basement boasts an additional full bathroom, a bedroom, and a large recreational room. Outside the massive pie-shaped lot offers countless options. Easy access to amenities, schools, parks, public transportation, and more!

Built in 2007

### Essential Information

MLS® # E4433845

Price \$549,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,887
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	8736 178 Avenue
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0B8

### Amenities

Amenities	Deck, Fire Pit, Vacuum System-Roughed-In
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction Wood, Vinyl  
Foundation Concrete Perimeter

Additional Information

Date Listed May 1st, 2025  
Days on Market 33  
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 June 3rd, 2025 at 7:02am MDT