

\$468,800 - 8322 171a Avenue, Edmonton

MLS® #E4458034

\$468,800

4 Bedroom, 2.50 Bathroom, 1,769 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

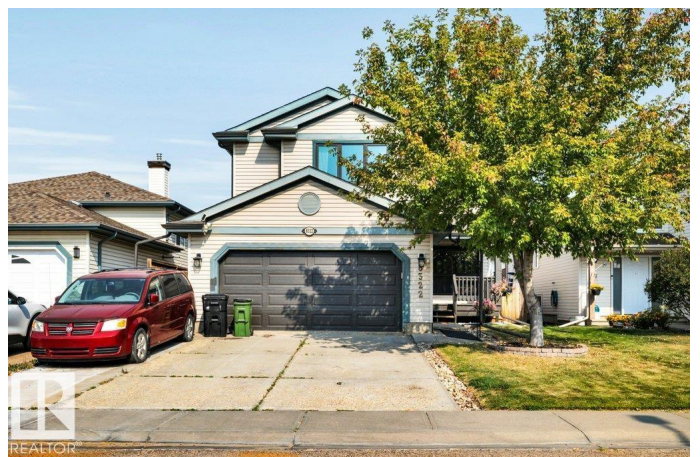
Welcome to Klarvatten! This stunning well-maintained 4-bedroom, 2.5-bath home offers over 2,656 sq. ft. of beautifully finished living space! Step onto the front balcony into the bright, open-concept main floor w/ 10-ft vaulted ceilings & floor-to-ceiling picture windows w/views of the fully fenced backyard. A stone tile fireplace, custom built-in bookshelves & modern light fixtures elevate the living room. Adjacent to the living rm is a dining area w/ direct access to the patio & backyard! The chef's kitchen has a breakfast island, newly painted cabinetry for storage & walk-in pantry! A versatile main floor den/office, laundry rm & 2-pc bath complete the main level. Upstairs, enjoy the open-to-below concept. Offering 3 large bedrooms & a 4-pc ensuite & shared 4-pc bath! The fully finished basement adds features a RecRoom & bedroom! Minutes fr a man-made lake & close to all amenities! NEW PAINT & FLOORS (2025), ROOF/ATTIC INSULATION (2019), WINDOWS (2023), AC/FURNACE/HWT (2016), GARAGE DOOR/MOTOR (2020).

Built in 1998

Essential Information

MLS® # E4458034

Price \$468,800



| | |
|----------------|------------------------|
| Bedrooms | 4 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,769 |
| Acres | 0.00 |
| Year Built | 1998 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 8322 171a Avenue |
| Area | Edmonton |
| Subdivision | Klarvatten |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5Z 3E4 |

Amenities

| | |
|----------------|---|
| Amenities | Air Conditioner, Patio, Vaulted Ceiling |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Tile Surround |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Fenced, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|------------------------|
| Elementary | Lago Lindo School |
| Middle | Dickinsfield School |
| High | Queen Elizabeth School |

Additional Information

| | |
|----------------|----------------------|
| Date Listed | September 16th, 2025 |
| Days on Market | 1 |
| Zoning | Zone 28 |

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Listing information last updated on September 17th, 2025 at 5:47pm MDT