

## \$535,000 - 8736 178 Avenue, Edmonton

MLS® #E4445856

**\$535,000**

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® # E4445856

Price \$535,000



|                |                        |
|----------------|------------------------|
| 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 July 4th, 2025  
Days on Market 71  
Zoning Zone 28



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