

Courtesy Of Sarah Keats Of RE/MAX River City

# \$499,900 - 8315 170 Avenue, Edmonton

MLS® #E4434801

**\$499,900**

5 Bedroom, 2.00 Bathroom, 1,030 sqft  
Single Family on 0.00 Acres

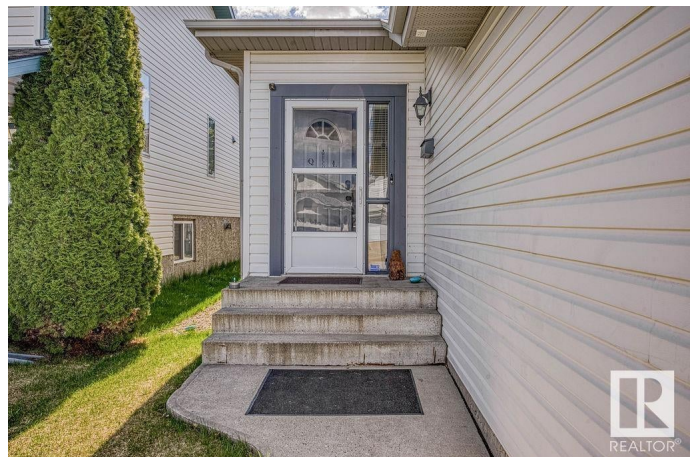
Klarvatten, Edmonton, AB

Beautiful Bungalow with A/C in Klarvatten!  
Located on a 379.57 sq m lot in a cul-de-sac with 5 total bedrooms and fully finished basement with 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 the backyard stays, as well as shelving in the garage. All furniture in the entire home is negotiable. Backyard has pear, lilac, and plum trees. 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, forces office, Chiro, hair stylist. Bus route 1/2 block away. Taxes \$3,749.02 in 2024.

Built in 1998

## Essential Information

MLS® #	E4434801
Price	\$499,900
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	3
Zoning	Zone 28

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Listing information last updated on May 9th, 2025 at 7:47pm MDT