

\$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 & 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

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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	2
Zoning	Zone 28

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