

Courtesy Of Deborah Schindel Of Purplebricks

# \$320,000 - # 106 8315 180 Avenue, Edmonton

MLS® #E4151239

## \$320,000

3 Bedroom, 3.00 Bathroom, 1,452 sqft  
Condo / Townhouse on 0 Acres

Klarvatten, Edmonton, AB

Luxurious Georgian-style townhouse, in desirable Lake District neighbourhood. Bright and spacious corner unit with large double attached garage and TWO additional parking spots out front. Enter into a large entrance way with upgraded custom tile floors. The second level is an open concept kitchen, dining room and living room with 9ft ceilings and laminate throughout. The kitchen comes with quartz countertops, a custom mosaic backsplash and upgraded stainless steel appliances. Beautiful espresso-toned cabinets to the ceiling and numerous large windows. Custom upgraded electric fireplace and storage unit in living area. A balcony with BBQ gas hookup. The third level has three bedrooms, two bathrooms and a laundry closet. Custom upgraded tile flooring in all bathrooms. A large master bedroom with ensuite including walk-in shower. Added in AC unit, central Vacuum and upgraded Humidifier.

Built in 2012



## Essential Information

MLS® #	E4151239
Price	\$320,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,452

Acres	0.00
Year Built	2012
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	ACTIVE

### **Community Information**

Address	# 106 8315 180 Avenue
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0J2

### **Amenities**

Features	Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Laundry-In-Suite, No Smoking Home, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior	Carpet, Ceramic Tile, Laminate Flooring
Interior Features	Air Conditioning-Central, Dishwasher-Built-In, Garage Opener, Microwave Hood Cover, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Window Coverings, TV Wall Mount
Heating	Forced Air-1
Basement	None, No Basement
Fireplace	Yes
Fireplaces	Electric, Mantel
# of Stories	3

### **Exterior**

Exterior	Vinyl
Exterior Features	Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction      Wood Frame

Foundation      Concrete

### **Additional Information**

Condo Fee      \$181

Listing information last updated on June 27th, 2019 at 6:46am MDT