

# \$415,000 - 8436 173 Avenue, Edmonton

MLS® #E4423346

## \$415,000

4 Bedroom, 2.00 Bathroom, 1,094 sqft  
Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Tucked away in a peaceful cul-de-sac is this charming 1090 sqft bi-level home with a double attached garage! The main level boasts a bright, airy living room, a generous kitchen with a corner pantry, and access to the deck and backyard. You'll also find the primary bedroom, two additional bedrooms, and a full 4-piece bathroom. Downstairs, enjoy a large living room, another 4-piece bathroom, a spacious bedroom, and a utility/laundry room with plenty of storage. With easy access to the Anthony Henday, just minutes from CFB Edmonton, and close to shopping, schools, and parks, this home offers the perfect blend of comfort and convenience.

Built in 2003

### Essential Information

MLS® #	E4423346
Price	\$415,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,094
Acres	0.00
Year Built	2003
Type	Single Family
Sub-Type	Detached Single Family



Style Bi-Level  
Status Active

### Community Information

Address 8436 173 Avenue  
Area Edmonton  
Subdivision Klarvatten  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T5Z 3V6

### Amenities

Amenities Closet Organizers, Deck, Fire Pit  
Parking Double Garage Attached

### Interior

Appliances Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer  
Heating Forced Air-1, Natural Gas  
Fireplace Yes  
Fireplaces Tile Surround  
Stories 2  
Has Basement Yes  
Basement Full, Finished

### Exterior

Exterior Wood, Vinyl  
Exterior Features Fenced, Flat Site, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Ski Hill Nearby  
Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

### Additional Information

Date Listed February 28th, 2025  
Days on Market 14  
Zoning Zone 28

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