

# \$569,999 - 8624 175 Avenue, Edmonton

MLS® #E4423428

## \$569,999

3 Bedroom, 3.50 Bathroom, 1,749 sqft  
Single Family on 0.00 Acres

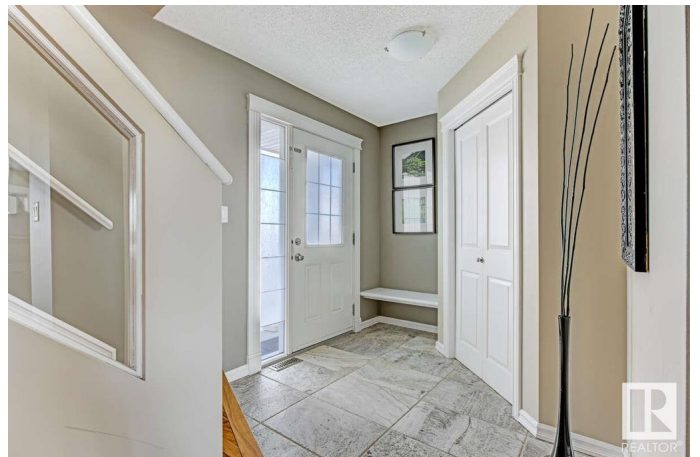
Klarvatten, Edmonton, AB

For additional information, please see Brochure. Nestled in Lake District - Klarvatten, this 3-bedroom, 3.5-bathroom home offers 1,696 sq ft of thoughtfully designed space. Built in 2005, it has been meticulously maintained and updated, including new roof shingles (installed 1.5 years ago). The fully finished basement provides extra space for a home office, gym, or lounge, along with an additional full bathroom. The spacious kitchen features a large island, granite countertops, and ample cabinetry. The open layout extends to a backyard deck. The backyard is a true oasis, backing onto Poplar Lake with no rear neighbors. A man-made creek with a waterfall, along with a lush garden featuring fruit trees and berry bushes, makes this space truly special. With an oversized, 21-foot-wide garage and a prime location, this move-in-ready home is a rare find.

Built in 2005

### Essential Information

MLS® #	E4423428
Price	\$569,999
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1



Square Footage	1,749
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	8624 175 Avenue
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 3Z4

### **Amenities**

Amenities	Carbon Monoxide Detectors, Ceiling 10 ft., Closet Organizers, Deck, Detectors Smoke
Parking	Double Garage Attached, Parking Pad Cement/Paved
Is Waterfront	Yes

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Portable, Dryer, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround, Wall Mount
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Lake, Creek, Fruit Trees/Shrubs, Schools, Shopping Nearby, View Lake

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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Listing information last updated on March 14th, 2025 at 6:02am MDT