

# \$499,000 - 8736 178 Avenue, Edmonton

MLS® #E4461654

**\$499,000**

4 Bedroom, 3.50 Bathroom, 1,890 sqft  
Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Welcome to this 4 bedroom 3.5 bath house located in a quite cul-de-sac in Klarvatten. This property comes with a double attached garage and over 1800sqft of living space. The basement comes fully finished with a full 3 piece bathroom and 1 extra bedroom. Upstairs offers a large bonus area with great sized windows allowing a lot of natural sun light. Accompanied by the bonus rooms are the 3 bedrooms, including the primary bedroom with a 4 piece ensuite. The backyard's ample space allows for the perfect entertainment spot.

Built in 2007

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4461654               |
| Price          | \$499,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,890                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 8736 178 Avenue |
| Area        | Edmonton        |
| Subdivision | Klarvatten      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 0B8         |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck, Fire Pit         |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                   |
| Stories           | 3                                                                                                           |
| Has Basement      | Yes                                                                                                         |
| Basement          | Full, Finished                                                                                              |

### Exterior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                |
| Exterior Features | Cul-De-Sac, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                           |
| Construction      | Wood, Vinyl                                                                                |
| Foundation        | Concrete Perimeter                                                                         |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2025 |
| Days on Market | 4                  |
| Zoning         | Zone 28            |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real

estate professionals who are members of CREA (REALTOR®®, REALTORS®®) and/or the quality of services they provide (MLS®®, Multiple Listing Service®®)

Listing information last updated on October 14th, 2025 at 3:02am MDT