

\$474,900 - 8315 172 Ave Nw, Edmonton

MLS® #E4457824

\$474,900

3 Bedroom, 3.00 Bathroom, 1,884 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Welcome to this beautifully upgraded 1800+ sq ft bi-level in the sought-after community of Klarvatten—offering an abundance of space, style, and unbeatable convenience in Edmonton's lake district. Soaring vaulted ceilings and endless windows create a bright, open feel throughout the main floor. The kitchen is designed for function and flow, featuring a corner pantry. This home offers 3 spacious bedrooms and 3 full bathrooms, including a large primary suite with an in-room soaker tub—perfect for watching TV while you relax. The fully finished basement, complete with a corner fireplace making it is great place to unwind. An oversized double attached heated garage provides ample space for vehicles, storage, or a workshop. Located on a quiet street close to schools, shopping, parks, transit, and Anthony Henday. Enjoy the perfect blend of city living and natural beauty—steps from lakes, trails, and green spaces

Built in 2001

Essential Information

MLS® #	E4457824
Price	\$474,900
Bedrooms	3
Bathrooms	3.00



Full Baths	3
Square Footage	1,884
Acres	0.00
Year Built	2001
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	8315 172 Ave Nw
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 3M1

Amenities

Amenities	Ceiling 10 ft., Vaulted Ceiling
Parking	Double Garage Attached, Over Sized

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Stove-Electric, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brass Surround, Corner
Stories	4
Has Basement	Yes
Basement	Full, Finished

Exterior

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

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 15th, 2025
Days on Market	7
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 September 22nd, 2025 at 9:17am MDT