

\$449,900 - 8916 175 Avenue, Edmonton

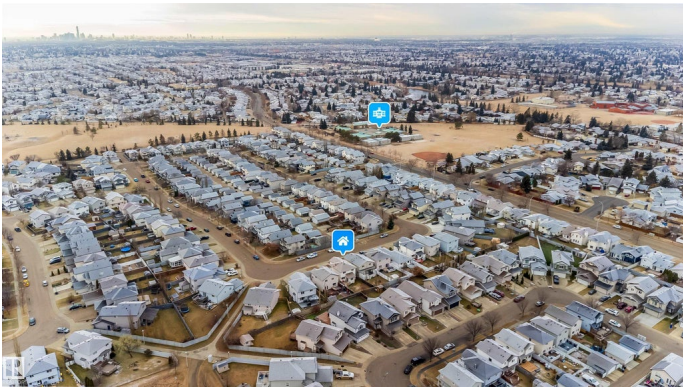
MLS® #E4466246

\$449,900

4 Bedroom, 3.50 Bathroom, 1,693 sqft
Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Welcome to this bright and spacious detached home tucked away on a quiet street in Klarvatten. Offering 3 bedrooms upstairs plus a large bedroom in the fully finished basement, this home gives you all the space you need, with 3.5 bathrooms including a private ensuite. The main floor features a cozy fireplace, perfect for chilly days, and an open layout that flows into a sunlit bonus room upstairs, a great spot for a playroom or second living area. Downstairs, the finished basement adds even more versatility with a spacious bedroom with a big closet and a full bathroom, ideal for guests, teens, or extended family. While the home could use some TLC, it offers amazing potential and comes with several important updates already completed, including a new roof (2024), new fridge (2024), new hot water tank (2023), main floor toilet (2023), and new washer and dryer (2025). If you’re looking for a solid home with room to grow in a quiet, family-friendly neighbourhood, this one is full of opportunity.



Built in 2005

Essential Information

MLS® #	E4466246
Price	\$449,900
Bedrooms	4

Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,693
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	8916 175 Avenue
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 3X9

Amenities

Amenities	Deck, See Remarks
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Countertop Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	November 18th, 2025
Days on Market	2
Zoning	Zone 28

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Listing information last updated on November 20th, 2025 at 9:32am MST