

## \$1,995 - 15 8315 180 Avenue, Edmonton

MLS® #E4430816

**\$1,995**

3 Bedroom, 2.50 Bathroom, 1,514 sqft

Rental on 0.00 Acres

Klarvatten, Edmonton, AB

This beautifully maintained 3-bedroom, 2.5-bath townhouse offers over 1,500 sq ft of upgraded comfort across 3 levels. Featuring 9 ft ceilings, plank and carpet flooring, and modern décor throughout, this home includes a ground-level flex room perfect for a gym or office, and a wide open main floor layout. The L-shaped kitchen boasts espresso cabinets, quartz counters, stainless steel appliances, and an eat-up bar, opening into a bright living/dining area with large windows and a Manhattan accent wall. Upstairs, the spacious master bedroom includes a ceiling fan, ample closet space, and ensuite bath, with two more bedrooms, laundry, and a full bathroom completing the level. Outside, enjoy a balcony with BBQ hookup, 2x attached garage, visitor parking, and charming, individual exterior colours. Minutes from Poplar Lake, trails, schools, cafes, and CFB. Rent includes waste management, snow removal, landscaping, and maintenance. This inviting home is move-in ready and waiting for you!

Built in 2012

### Essential Information

MLS® # E4430816

Price \$1,995

Bedrooms 3



|                |          |
|----------------|----------|
| Bathrooms      | 2.50     |
| Full Baths     | 2        |
| Half Baths     | 1        |
| Square Footage | 1,514    |
| Acres          | 0.00     |
| Year Built     | 2012     |
| Type           | Rental   |
| Style          | 2 Storey |
| Status         | Active   |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 15 8315 180 Avenue |
| Area        | Edmonton           |
| Subdivision | Klarvatten         |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5Z 0J2            |

### Amenities

|         |                        |
|---------|------------------------|
| Parking | Double Garage Attached |
|---------|------------------------|

### Interior

|            |   |
|------------|---|
| Appliances | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
|------------|---|

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 7                |
| Zoning         | Zone 28          |

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