

# \$540,000 - 8819 181 Avenue, Edmonton

MLS® #E4428766

**\$540,000**

4 Bedroom, 2.50 Bathroom, 1,690 sqft  
Single Family on 0.00 Acres

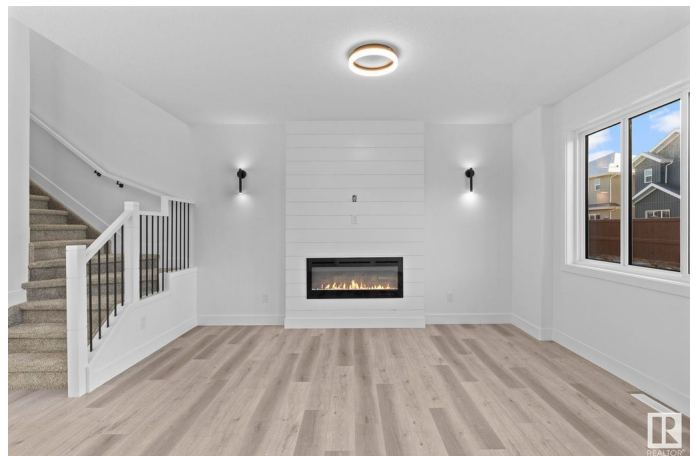
Klarvatten, Edmonton, AB

Welcome to Klarvatten! Built by New Era Luxury Homes, this 1,700+ sqft home is perfectly located near the Anthony Henday, schools, shopping, and CFB Edmonton. The open-concept layout features 9'™ ceilings on the main and basement levels, a great room with an electric fireplace and feature wall, and a chef's™ kitchen with quartz counters, ceiling-height cabinets, and a mudroom. Upstairs offers four bedrooms, including a spa-inspired primary suite with dual sinks and a tiled shower, plus a laundry room with a sink for added convenience. Enjoy a double-attached garage with a drain, separate side entrance with 2 bed legal suite potential, and a spacious backyard for outdoor living. JUNE 2025 Possession! Note: Pictures are from similar models. This home is under construction.

Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4428766  |
| Price          | \$540,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,690     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2025                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 8819 181 Avenue |
| Area        | Edmonton        |
| Subdivision | Klarvatten      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 0X4         |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Ceiling 9 ft., Closet Organizers, Hot Water Tankless, No Animal Home, No Smoking Home, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom                                  |
| Appliances        | Garage Opener, Hood Fan, Builder Appliance Credit |
| Heating           | Forced Air-1, Natural Gas                         |
| Fireplace         | Yes   |
| Fireplaces        | Mantel  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished                                  |

### **Exterior**

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Stone, Vinyl |
| Exterior Features | Partially Fenced   |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl |
| Foundation        | Concrete Perimeter |

### **Additional Information**

Date Listed April 3rd, 2025

Days on Market 9

Zoning Zone 28

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Listing information last updated on April 12th, 2025 at 1:32am MDT