

\$540,000 - 8819 181 Avenue, Edmonton

MLS® #E4428766

\$540,000

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

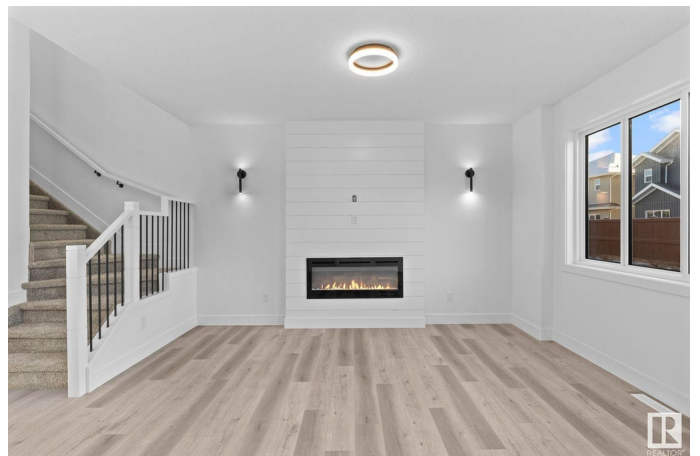
Klarvatten, Edmonton, AB

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 2

Zoning Zone 28

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Listing information last updated on April 5th, 2025 at 12:17am MDT