

# \$749,999 - 8508 181 Avenue, Edmonton

MLS® #E4422061

**\$749,999**

4 Bedroom, 3.00 Bathroom, 2,357 sqft  
Single Family on 0.00 Acres

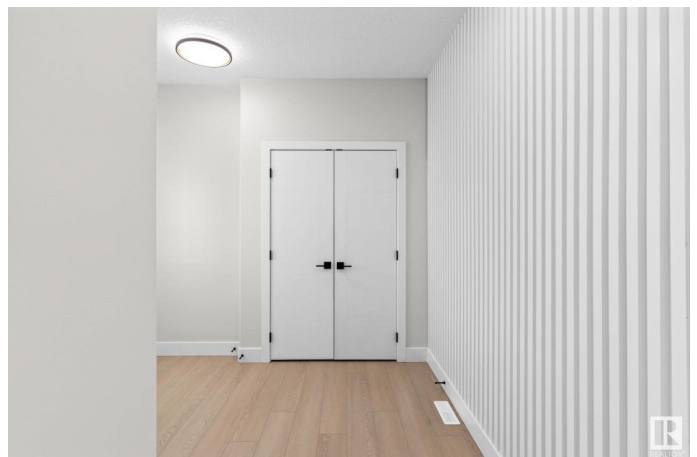
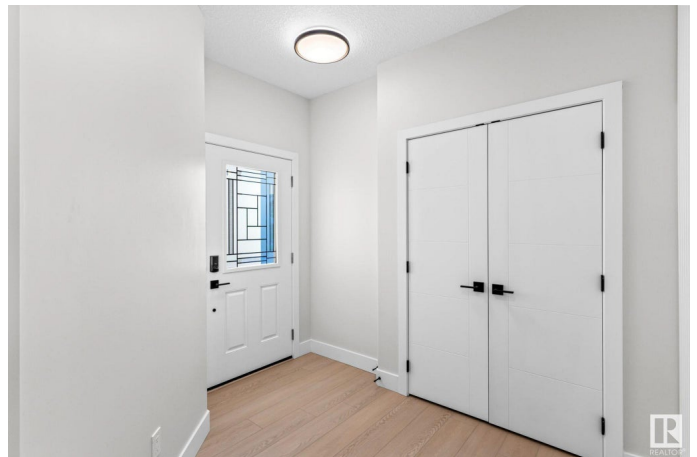
Klarvatten, Edmonton, AB

Quick Possession! With over 2350sf of thoughtfully designed living space, this stunning New Era built home features a WALKOUT BASEMENT overlooking a tranquil dry pond. The main floor impresses with its soaring open-to-above great room, a convenient mudroom, a main-floor bedroom, a FULL BATH, and a SPICE KITCHEN. Upstairs, discover four spacious bedrooms, including a luxurious primary suite and a 5-piece ensuite. The upper level also boasts a large bonus room with an elegant tray ceiling, perfect for relaxing or entertaining. Additional features include tankless hot water, a BBQ gas line, triple-pane windows, a garage drain, 9-foot ceilings on both the main floor and basement, MDF shelving, ceiling-height kitchen cabinets, and quartz countertops. Ideally located just minutes from shopping centers, K-9 schools, and with quick access to Anthony Henday Drive, this home seamlessly blends convenience, luxury, and modern living. A must-see!

Built in 2024

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4422061  |
| Price    | \$749,999 |
| Bedrooms | 4         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,357                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 8508 181 Avenue |
| Area        | Edmonton        |
| Subdivision | Klarvatten      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 0X4         |

### **Amenities**

|               |   |
|---------------|---|
| Amenities     | Ceiling 9 ft., Hot Water Tankless, No Smoking Home, Walkout Basement, See Remarks, HRV System, 9 ft. Basement Ceiling |
| Parking       | Double Garage Attached  |
| Is Waterfront | Yes   |

### **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 | Backs Onto Lake, Public Transportation, Schools, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 19th, 2025 |
| Days on Market | 44                  |
| Zoning         | Zone 28             |

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Listing information last updated on April 4th, 2025 at 9:02am MDT