

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

MLS® #E4428766

**\$540,000**

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

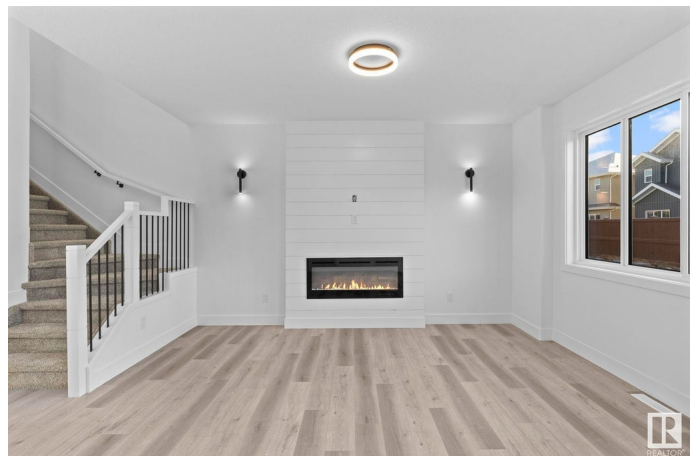
Klarvatten, Edmonton, AB

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 4

Zoning Zone 28

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 7th, 2025 at 7:17am MDT