

\$749,999 - 8508 181 Avenue, Edmonton

MLS® #E4422061

\$749,999

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

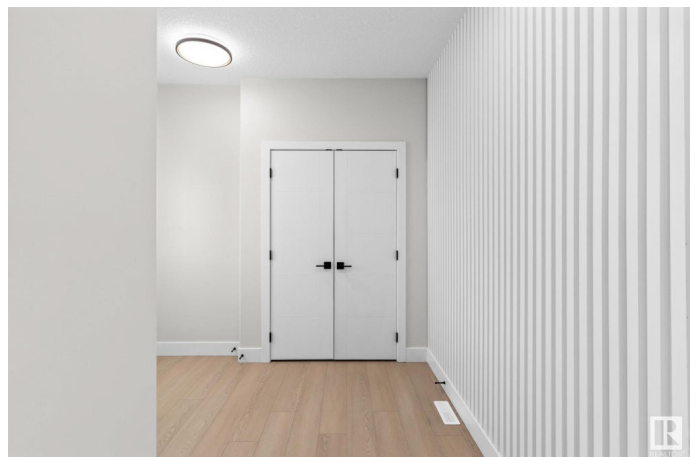
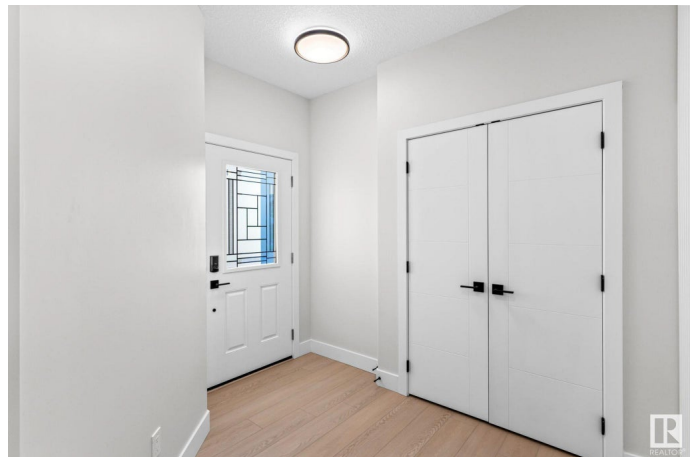
Klarvatten, Edmonton, AB

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

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|-------------|---------------------|
| Date Listed | February 19th, 2025 |
|-------------|---------------------|

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|----------------|----|
| Days on Market | 46 |
|----------------|----|

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|--------|---------|
| Zoning | Zone 28 |
|--------|---------|

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Listing information last updated on April 6th, 2025 at 4:32am MDT