

\$749,999 - 8508 181 Avenue, Edmonton

MLS® #E4422061

\$749,999

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

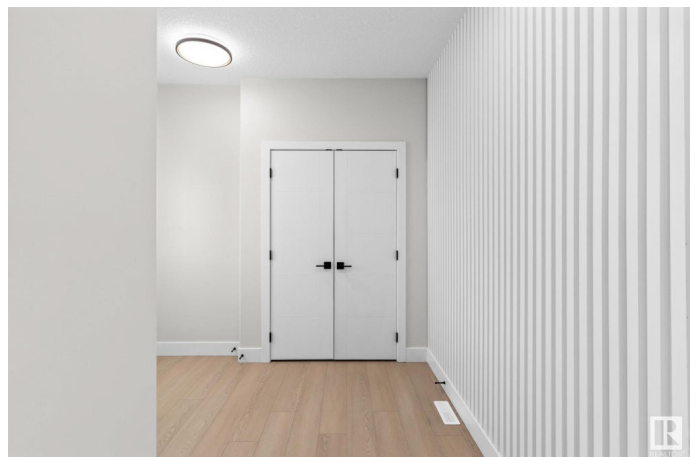
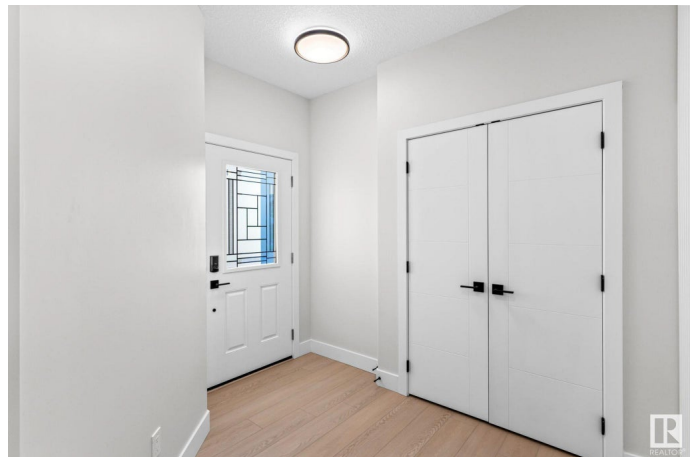
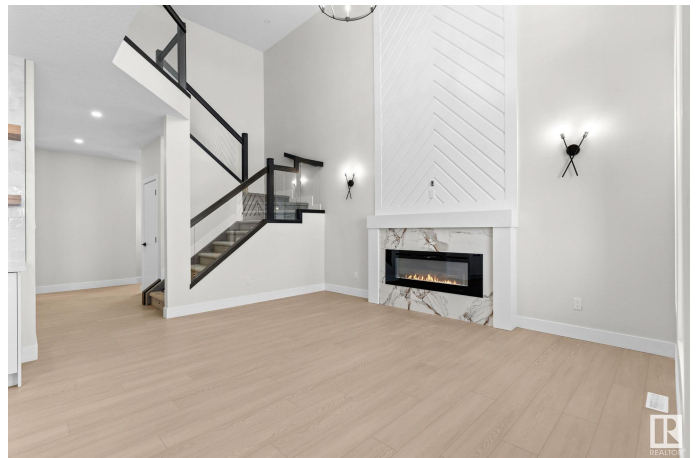
Klarvatten, Edmonton, AB

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

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 4th, 2025 at 5:47pm MDT