

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

MLS® #E4422061

**\$749,999**

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

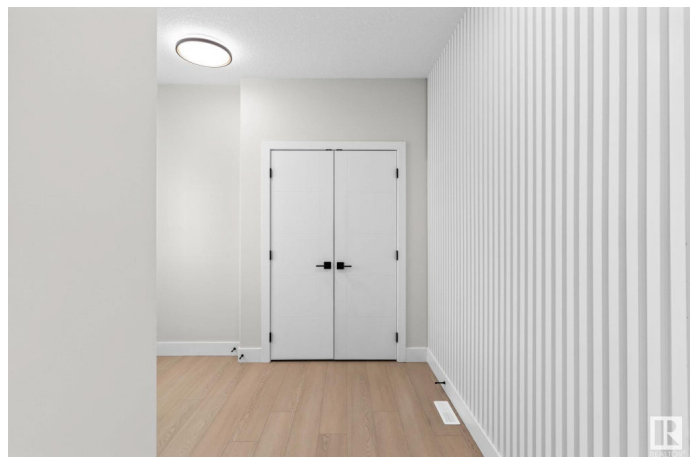
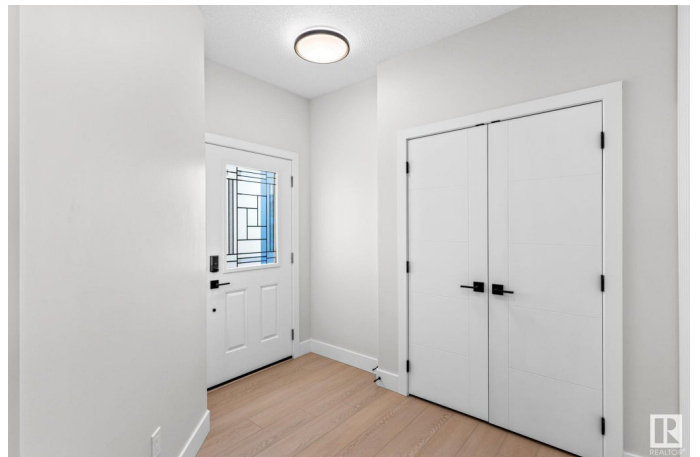
Klarvatten, Edmonton, AB

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	43
Zoning	Zone 28

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Listing information last updated on April 3rd, 2025 at 6:17pm MDT