

## **\$547,900 - 8507 181 Avenue, Edmonton**

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MLS® #E4433476

**\$547,900**

3 Bedroom, 2.50 Bathroom, 1,585 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Welcome to the "Archer 20" – a 1585 sqft home that blends modern luxury with smart design. Featuring a double attached garage & 9' ceilings on both main & upper floors, this model offers a spacious, open-concept layout. The foyer includes a convenient bench with hooks, a large walk-in closet & a 1/2 bath near the garage. The main floor offers LVP flooring, a stylish kitchen with quartz counters, island with eating ledge, Silgranit sink, built-in microwave, full-height backsplash & a generous corner pantry. Enjoy natural light from large windows in the great room with electric fireplace & nook, plus access to the backyard via a sliding patio door. Upstairs features a compact laundry closet, cozy loft & a luxurious primary suite with dual walk-in closets & a 4pc ensuite with double sinks & a walk-in shower. Two add. bedrooms & a 3pc bath complete the upper level. Add. features include brushed nickel fixtures, upgraded railings, separate side entry 150 Amp service, and basement rough-ins.



Built in 2025

### **Essential Information**

MLS® #                      E4433476

Price                        \$547,900

Bedrooms                3

Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,585
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	8507 181 Avenue
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0G6

### Amenities

Amenities	Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	None
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	No Through Road, Public Transportation, Rolling Land, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 30th, 2025
Days on Market	14
Zoning	Zone 28

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Listing information last updated on May 14th, 2025 at 1:02pm MDT