# \$749,800 - 8512 181 Avenue, Edmonton

MLS® #E4436421

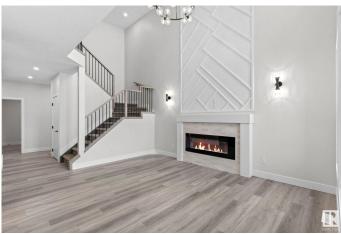
#### \$749,800

5 Bedroom, 3.00 Bathroom, 2,293 sqft Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Welcome to this stunning New Era built home featuring a walkout basement that backs onto a peaceful dry pond. The main floor is designed to impress with a soaring open-to-above great room, a spacious mudroom, a main-floor bedroom, a full bath, and a functional spice kitchenâ€"perfect for families or entertaining. Upstairs offers four bedrooms, including a luxurious primary suite with a spa-like 5-piece ensuite, along with a large bonus room enhanced by an elegant tray ceiling. Premium features throughout include a tankless hot water system, BBQ gas line, triple-pane windows, garage floor drain, 9-foot ceilings on both the main floor and basement, built-in 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 blends modern luxury, everyday convenience, and exceptional design. Note: photos are from a similar home; exact finishes and colors may vary. UNDER CONSTRUCTION!







Built in 2025

#### **Essential Information**

| MLS® # | E4436421  |
|--------|-----------|
| Price  | \$749,800 |

| Bedrooms       | 5                      |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,293                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Туре           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

# **Community Information**

| Address     | 8512 181 Avenue |
|-------------|-----------------|
| Area        | Edmonton        |
| Subdivision | Klarvatten      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6X 0R7         |

## 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                         |
| 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    | May 14th, 2025 |
|----------------|----------------|
| Days on Market | 11             |
| Zoning         | Zone 28        |

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Listing information last updated on May 24th, 2025 at 11:02pm MDT