

\$621,250 - 8535 181 Avenue, Edmonton

MLS® #E4444130

\$621,250

5 Bedroom, 3.00 Bathroom, 1,970 sqft
Single Family on 0.00 Acres

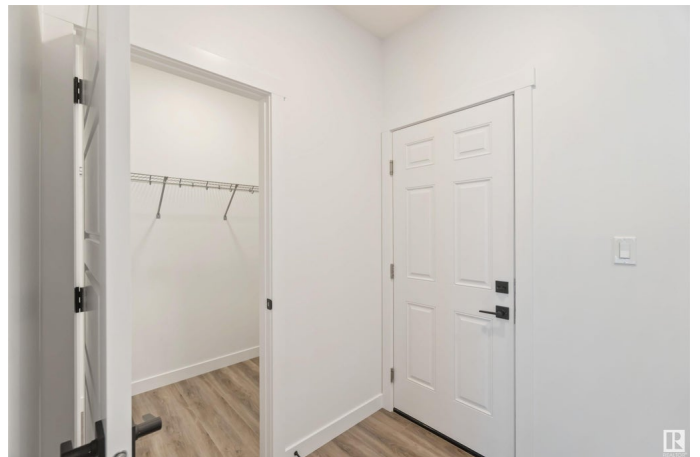
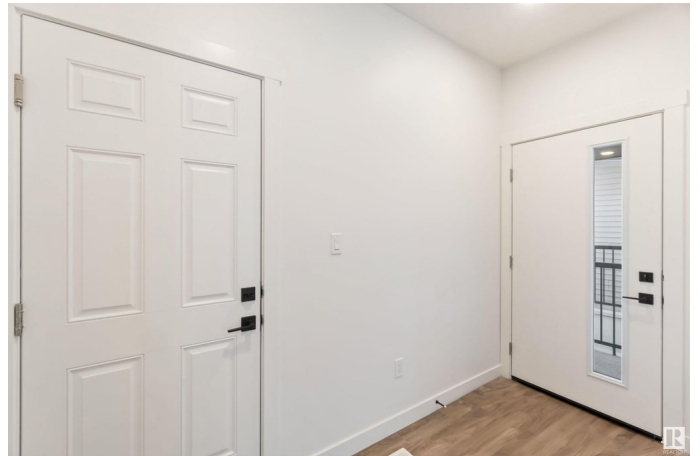
Klarvatten, Edmonton, AB

The Affinity model is an elegant, well-built home tailored for today's families. It features a dbl att garage, extra side windows, separate side entry, 9ft ceilings on the main & basement levels, and LVP flooring throughout the main floor. The foyer opens to a full 3pc bath with walk-in shower & a main floor bedroom. The open-concept kitchen, nook, and great room offer function & style. The kitchen includes an island with flush eating ledge, chimney-style H/F, tile backsplash, Silgranit undermount sink with black faucet, soft-close cabinets, corner pantry, and a built-in microwave in the lower cabinetry. The great room with fireplace & the nook are flooded with natural light and feature patio doors to the backyard. Upstairs, the bright primary suite includes a 4pc ensuite with dbl sinks, walk-in shower & large walk-in closet. A bonus room, 3pc bath, laundry area & 3 additional bedrooms complete the level. Includes upgraded railings, black fixtures, and basement rough-in.

Built in 2025

Essential Information

MLS® #	E4444130
Price	\$621,250
Bedrooms	5



Bathrooms	3.00
Full Baths	3
Square Footage	1,970
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	8535 181 Avenue
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0X1

Amenities

Amenities	Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Television Connection, 9 ft. Basement Ceiling
Parking	Double Garage Attached, Over Sized

Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, None
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

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

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 24th, 2025
Days on Market	57
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 August 20th, 2025 at 5:47am MDT