

# **\$539,250 - 8603 181 Avenue, Edmonton**

MLS® #E4444098

**\$539,250**

3 Bedroom, 2.50 Bathroom, 1,559 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

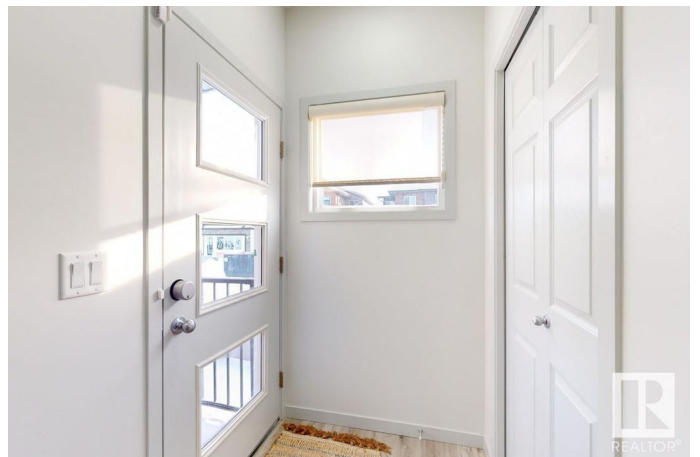
The Asset blends chic design with lasting quality on a corner lot with separate side entry. Inside, 9' ceilings and Luxury Vinyl Plank flooring create an open, elegant main floor. A welcoming foyer with coat closet leads to a half bath and a stylish kitchen featuring quartz counters, an island with flush eating ledge, chimney-style hood fan, full-height tile backsplash, Silgranit undermount sink with black faucet, soft-close cabinets, and a corner pantry. The microwave is built into lower cabinetry, maximizing storage. The great room with fireplace and bright nook are filled with natural light from large windows and sliding patio doors that open to the backyard. Upstairs, the spacious primary suite includes a walk-in closet and 3-piece ensuite with a tub/shower combo. A central bonus room, main 3-piece bath, laundry area, and two additional bedrooms with ample closet space complete the upper level. Black plumbing and lighting fixtures, basement rough-in, and Sterlingâ€™s Signature Specification are included

Built in 2025

## **Essential Information**

MLS® # E4444098

Price \$539,250



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,559
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	8603 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	23
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 July 17th, 2025 at 8:02am MDT