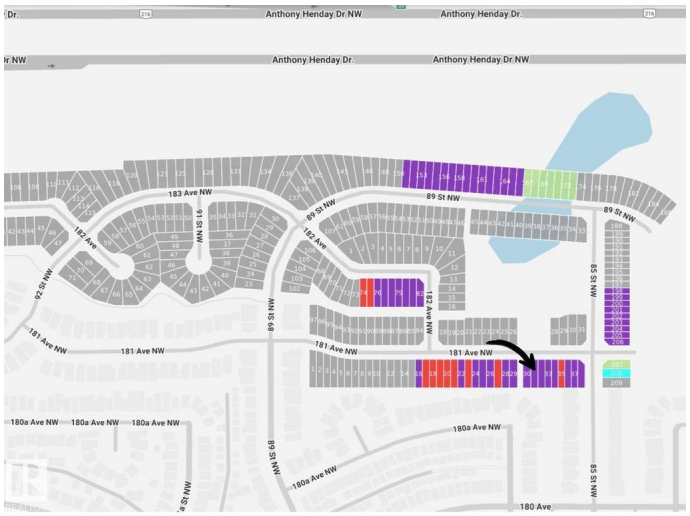
Courtesy Of David C St. Jean Of Exp Realty

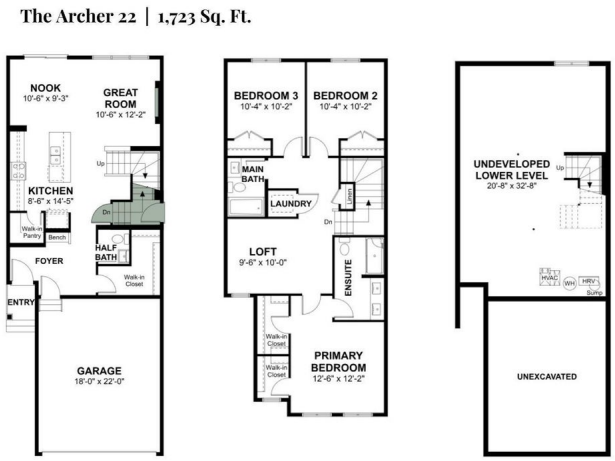
$545,250 - 8531 181 Avenue, Edmonton

MLS® #E4453551

$545,250
3 Bedroom, 2.50 Bathroom, 1,723 sqft
Single Family on 0.00 Acres

Klarvatten, Edmonton, AB





The Archer 22 offers 1723sqft of modern living with thoughtful design & quality finishes. Highlights include a double attached garage, side entry, 9' ceilings on the main and basement levels, and LVP flooring throughout the main floor. The foyer features a built-in bench with hooks, plus a walk-in closet and 1/2 bath near the garage entry. An open-concept layout connects the kitchen, great room with electric fireplace, and dining nook. The kitchen includes quartz counters, a flush island with Silgranit undermount sink, tile backsplash, built-in microwave, chimney-style hood fan, and a corner pantry. Pendant & recessed lighting enhance the space, while large windows & a sliding patio door add natural light & backyard access. Upstairs, the primary suite offers dual walk-in closets & a 4pc ensuite with double sinks & walk-in shower. A loft, laundry closet, 2 additional bedrooms & a 3pc bath complete the upper level. Upgraded railings, brushed nickel finishes, cabinets, and basement rough-ins are included.

Built in 2025

Essential Information

MLS® #	E4453551
Price	$545,250

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,723
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	8531 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, 9 ft. Basement Ceiling
Parking	Double Garage Attached

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	August 18th, 2025
Days on Market	3
Zoning	Zone 28

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Listing information last updated on August 21st, 2025 at 11:17am MDT