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

MLS® #E4436421

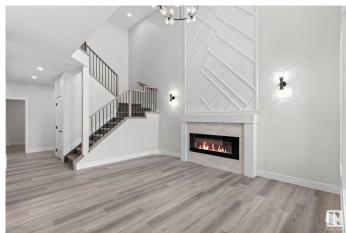
### \$749,800

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, Kâ€"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

Type 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 45

Zoning Zone 28

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Listing information last updated on June 28th, 2025 at 4:32am MDT