

# \$658,800 - 8716 181 Avenue, Edmonton

MLS® #E4423515

**\$658,800**

4 Bedroom, 3.00 Bathroom, 2,185 sqft  
Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Explore this stunning trail-backing home from New Era Luxury Homes. Conveniently situated near the Anthony Henday, shopping centers, schools, and CFB Edmonton, this residence combines accessibility with luxury. The open-concept design features soaring 9ft ceilings on both the main and bsmt levels, highlighted by an inviting open-to-above great room with an electric fireplace and a striking feature wall. The main floor includes a versatile bedroom, a full bath, and a chefâ€™s kitchen that is a culinary enthusiast's dream, boasting quartz countertops, ceiling-height cabinetry, and a bonus spice kitchen. Upstairs, you'll find a spacious bonus room adorned with a tray ceiling, 4 bedrooms, and a convenient laundry room. The master suite offers a spa-like escape with a tiled shower, a freestanding tub, and dual sinks. This home is currently under construction, note pictures are from other homes that are the same model.

Built in 2025

## Essential Information

MLS® #	E4423515
Price	\$658,800
Bedrooms	4
Bathrooms	3.00
Full Baths	3



Square Footage	2,185
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	8716 181 Avenue
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0X4

### Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Hot Water Tankless, No Animal Home, No Smoking Home, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Opener, Hood Fan, Builder Appliance Credit
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            March 1st, 2025  
Days on Market      62  
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 May 2nd, 2025 at 3:17am MDT