

\$547,900 - 8507 181 Avenue, Edmonton

MLS® #E4433476

\$547,900

3 Bedroom, 2.50 Bathroom, 1,585 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Welcome to the "Archer 20" – a 1585 sqft home that blends modern luxury with smart design. Featuring a double attached garage & 9' ceilings on both main & upper floors, this model offers a spacious, open-concept layout. The foyer includes a convenient bench with hooks, a large walk-in closet & a 1/2 bath near the garage. The main floor offers LVP flooring, a stylish kitchen with quartz counters, island with eating ledge, Silgranit sink, built-in microwave, full-height backsplash & a generous corner pantry. Enjoy natural light from large windows in the great room with electric fireplace & nook, plus access to the backyard via a sliding patio door. Upstairs features a compact laundry closet, cozy loft & a luxurious primary suite with dual walk-in closets & a 4pc ensuite with double sinks & a walk-in shower. Two add. bedrooms & a 3pc bath complete the upper level. Add. features include brushed nickel fixtures, upgraded railings, separate side entry 150 Amp service, and basement rough-ins.



Built in 2025

Essential Information

MLS® #	E4433476
Price	\$547,900
Bedrooms	3

Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,585
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	8507 181 Avenue
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0G6

Amenities

Amenities	Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, 9 ft. Basement Ceiling
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	None
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

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

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 30th, 2025
Days on Market	40
Zoning	Zone 28

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