

Courtesy Of David C St. Jean Of Exp Realty

## \$515,250 - 8523 181 Avenue, Edmonton

MLS® #E4444264

**\$515,250**

3 Bedroom, 2.50 Bathroom, 1,593 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Welcome to the Archer20, a 1585sqft home that blends thoughtful design with modern luxury. Featuring a dbl att garage, 9' ceilings on both main & upper floor & LVP throughout the main level, this model offers a sleek, open feel. The foyer includes a built-in bench & just off the garage, you'll find a large walk-in closet & a convenient 1/2 bath. The open-concept layout flows into a stylish kitchen with quartz counters, island with flush eating ledge, Silgranit undermount sink, modern hood fan, tiled backsplash, built-in microwave, profiled cabinets & a generous corner pantry. The great room with electric F/P & the bright nook are filled with natural light from large windows & a sliding patio door. Upstairs includes a compact laundry closet, cozy loft & a serene primary suite with dual walk-in closets & a 4pc ensuite with double sinks & a walk-in shower. 2 additional bedrooms & a 3pc bath complete the level. Includes brushed nickel fixtures, separate entry, 150 amp lot, upgraded railings & basement R/l's.

Built in 2025

### Essential Information

MLS® # E4444264

Price \$515,250

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,593                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 8523 181 Avenue |
| Area        | Edmonton        |
| Subdivision | Klarvatten      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 0E3         |

### 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 25th, 2025 |
| Days on Market | 80              |
| Zoning         | Zone 28         |

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Listing information last updated on September 13th, 2025 at 8:47pm MDT