

## \$545,250 - 8531 181 Avenue, Edmonton

MLS® #E4453551

### \$545,250

3 Bedroom, 2.50 Bathroom, 1,701 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

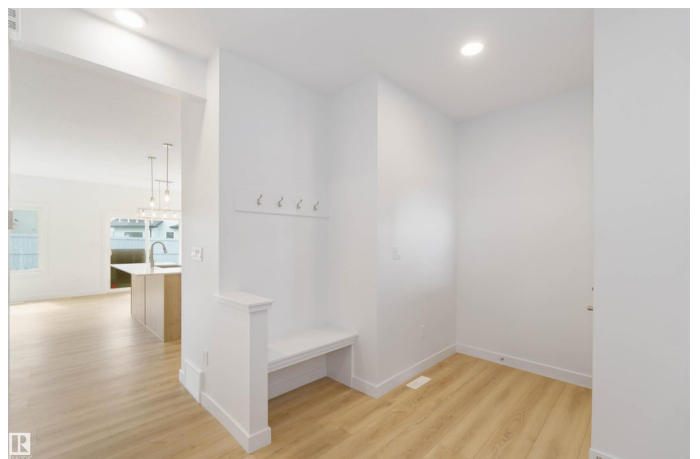
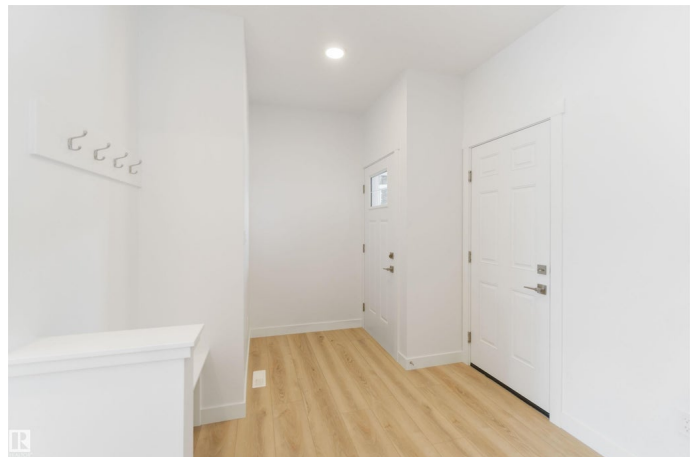
The Archer 22 offers 1723sqft of modern living with thoughtful design & quality finishes. Highlights include a double attached garage, side entry, 9' ceilings on the main and basement levels, and LVP flooring throughout the main floor. The foyer features a built-in bench with hooks, plus a walk-in closet 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 | 1,701                  |
| 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 | 11                |
| Zoning         | Zone 28           |

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Listing information last updated on August 29th, 2025 at 3:32am MDT