

Courtesy Of David C St. Jean Of Exp Realty

## \$539,250 - 8603 181 Avenue, Edmonton

MLS® #E4444098

**\$539,250**

3 Bedroom, 2.50 Bathroom, 1,559 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

The Asset blends chic design with lasting quality on a corner lot with separate side entry. Inside, 9' ceilings and Luxury Vinyl Plank flooring create an open, elegant main floor. A welcoming foyer with coat closet leads to a half bath and a stylish kitchen featuring quartz counters, an island with flush eating ledge, chimney-style hood fan, full-height tile backsplash, Silgranit undermount sink with black faucet, soft-close cabinets, and a corner pantry. The microwave is built into lower cabinetry, maximizing storage. The great room with fireplace and bright nook are filled with natural light from large windows and sliding patio doors that open to the backyard. Upstairs, the spacious primary suite includes a walk-in closet and 3-piece ensuite with a tub/shower combo. A central bonus room, main 3-piece bath, laundry area, and two additional bedrooms with ample closet space complete the upper level. Black plumbing and lighting fixtures, basement rough-in, and Sterling's Signature Specification are included



Built in 2025

### Essential Information

MLS® # E4444098

Price \$539,250

|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,559                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 8603 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, 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 24th, 2025 |
| Days on Market | 39              |
| Zoning         | Zone 28         |

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Listing information last updated on August 2nd, 2025 at 6:47am MDT