

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

MLS® #E4423515

**\$658,800**

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

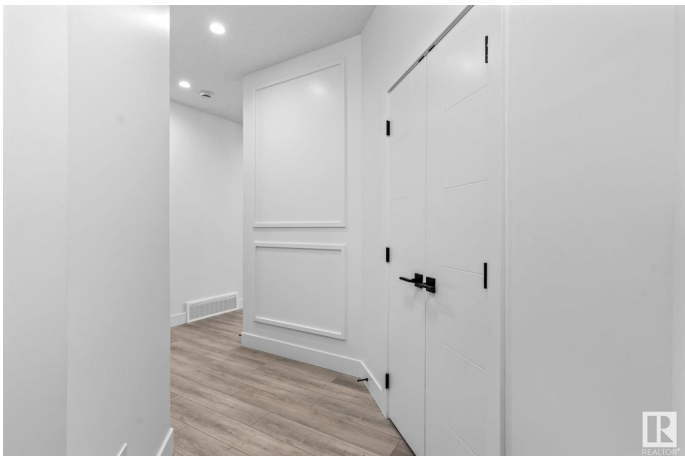
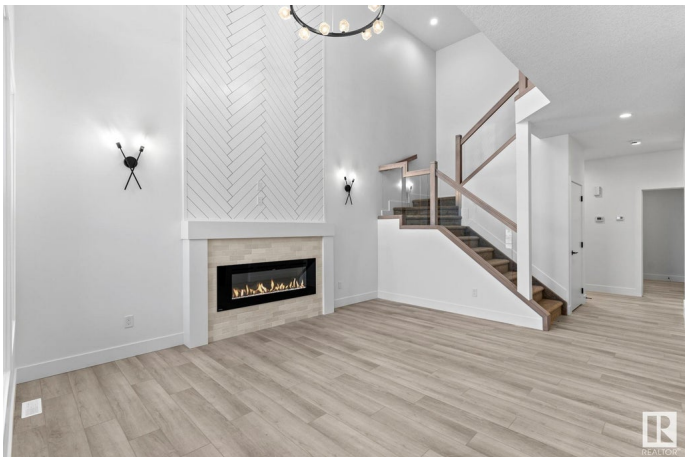
Klarvatten, Edmonton, AB

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      47  
Zoning                Zone 28

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