

## **\$547,900 - 8507 181 Avenue, Edmonton**

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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 | 35               |
| Zoning         | Zone 28          |

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Listing information last updated on June 4th, 2025 at 1:17am MDT