

## \$749,800 - 8512 181 Avenue, Edmonton

MLS® #E4436421

**\$749,800**

5 Bedroom, 3.00 Bathroom, 2,343 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

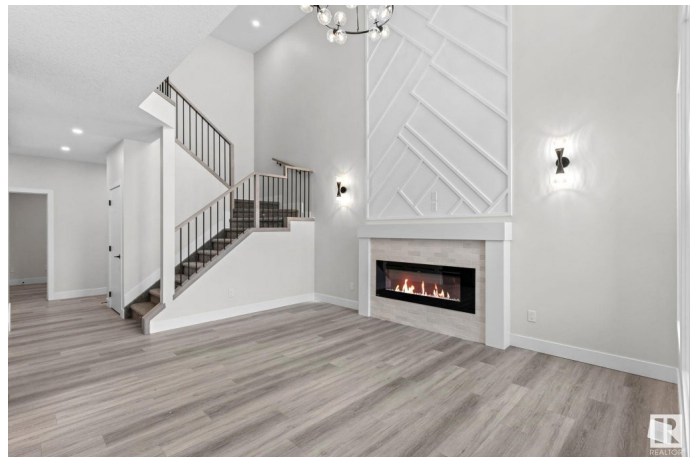
Welcome to this stunning New Era built home featuring a walkout basement that backs onto a peaceful dry pond. The main floor is designed to impress with a soaring open-to-above great room, a spacious mudroom, a main-floor bedroom, a full bath, and a functional spice kitchen—perfect for families or entertaining. Upstairs offers four bedrooms, including a luxurious primary suite with a spa-like 5-piece ensuite, along with a large bonus room enhanced by an elegant tray ceiling. Premium features throughout include a tankless hot water system, BBQ gas line, triple-pane windows, garage floor drain, 9-foot ceilings on both the main floor and basement, built-in MDF shelving, ceiling-height kitchen cabinets, and quartz countertops. Ideally located just minutes from shopping centers, K&#8211;9 schools, and with quick access to Anthony Henday Drive, this home blends modern luxury, everyday convenience, and exceptional design. Note: photos are from a similar home; exact finishes and colors may vary. UNDER CONSTRUCTION!

Built in 2025

### Essential Information

MLS® # E4436421

Price \$749,800



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,343                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 8512 181 Avenue |
| Area        | Edmonton        |
| Subdivision | Klarvatten      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6X 0R7         |

### Amenities

|               |                                                                                                                       |
|---------------|-----------------------------------------------------------------------------------------------------------------------|
| Amenities     | Ceiling 9 ft., Hot Water Tankless, No Smoking Home, Walkout Basement, See Remarks, HRV System, 9 ft. Basement Ceiling |
| Parking       | Double Garage Attached                                                                                                |
| Is Waterfront | Yes                                                                                                                   |

### Interior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | ensuite bathroom                                  |
| Appliances        | Garage Opener, Hood Fan, Builder Appliance Credit |
| Heating           | Forced Air-1, Natural Gas                         |
| Fireplaces        | Mantel                                            |
| Stories           | 2                                                 |
| Has Basement      | Yes                                               |
| Basement          | Full, Unfinished                                  |

### Exterior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                            |
| Exterior Features | Backs Onto Lake, Public Transportation, Schools, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 14th, 2025 |
| Days on Market | 80             |
| Zoning         | Zone 28        |

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Listing information last updated on August 2nd, 2025 at 7:32pm MDT