

**\$549,999 - 8827 181 Avenue, Edmonton**

MLS® #E4455856

**\$549,999**

4 Bedroom, 2.50 Bathroom, 1,748 sqft  
Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Welcome to Klarvatten! Built by New Era Luxury Homes, this 1,700+ sqft home is perfectly located near the Anthony Henday, schools, shopping, and CFB Edmonton. The open-concept layout features 9’™ ceilings on the main and basement levels, a great room with an electric fireplace and feature wall, and a chef’s™ kitchen with quartz counters, ceiling-height cabinets, and a mudroom. Upstairs offers four bedrooms, including a spa-inspired primary suite with dual sinks and a tiled shower, plus a laundry room with a sink for added convenience. Enjoy a double-attached garage with a drain, a separate side entrance, and a spacious backyard for outdoor living. Quick Possession!

Built in 2025

**Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4455856  |
| Price          | \$549,999 |
| Bedrooms       | 4         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,748     |
| Acres          | 0.00      |
| Year Built     | 2025      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 8827 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, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                                                                                           |

### Interior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| 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 | September 3rd, 2025 |
|-------------|---------------------|

Days on Market 7

Zoning Zone 28

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Listing information last updated on September 10th, 2025 at 6:32pm MDT