

## \$774,900 - 9216 181 Avenue, Edmonton

MLS® #E4460516

**\$774,900**

4 Bedroom, 3.00 Bathroom, 1,615 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

CUSTOM BUILT 2+2 bdm 1600+ sqft  
EXECUTIVE WALKOUT BUNGALOW w/  
TRIPLE CAR garage backing onto beautiful  
dry pond in prestigious College Woods of  
Klarvatten. Curb appeal+, driveway+,  
landscaped, ramp toward entrance.  
Welcoming foyer leads to open floorplan,  
gleaming hardwood/tile flooring. Shows like  
SHOWHOME incl A/C, pot lighting, VIEWS!  
Gorgeous dark maple island kitchen w/ NEW  
Top of the line stainless appliances, pantry,  
decorative backsplash & granite counters!  
Expansive dining off kitchen leading to good  
sized cozy living room w/ brick facing gas  
fireplace overlooking dry pond. Relax on  
balcony w/ gas BBQ & nature  
views. Kingsized master bedroom also w/  
views, walkin closet, shelving AND jacuzzi spa  
him/her sink ensuite. 2nd bdm, office, 2nd full  
bath AND laundry complete main  
floor. STUNNING WALKOUT basement has  
2nd KITCHEN, 2 add'l bdms, bath, storage,  
dining and living room perfect for longterm  
family or guests to also enjoy amazing  
backyard views. Dble level patio, fruit trees,  
VIEWS! MUST SEE!

Built in 2014

### Essential Information

MLS® #

E4460516



|                |                        |
|----------------|------------------------|
| Price          | \$774,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,615                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9216 181 Avenue |
| Area        | Edmonton        |
| Subdivision | Klarvatten      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 0K1         |

### Amenities

|                |                                                                            |
|----------------|----------------------------------------------------------------------------|
| Amenities      | Closet Organizers, Deck, No Animal Home, No Smoking Home, Walk-up Basement |
| Parking Spaces | 3                                                                          |
| Parking        | Triple Garage Attached                                                     |

### Interior

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                               |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Oven-Microwave, Washer, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                      |
| Fireplace         | Yes                                                                                                                                            |
| Fireplaces        | Glass Door                                                                                                                                     |
| Stories           | 2                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                            |
| Basement          | Full, Finished                                                                                                                                 |

### Exterior

|                   |                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                                                                                          |
| Exterior Features | Backs Onto Park/Trees, Environmental Reserve, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                             |
| Construction      | Wood, Brick, Stucco                                                                                                                                          |
| Foundation        | Concrete Perimeter                                                                                                                                           |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 22                |
| Zoning         | Zone 28           |

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Listing information last updated on October 24th, 2025 at 9:17pm MDT