

\$556,800 - 8831 181 Avenue, Edmonton

MLS® #E4450241

\$556,800

4 Bedroom, 2.50 Bathroom, 1,744 sqft
Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Welcome to Klarvatten! 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 with 2-bed legal suite potential, and a spacious backyard for outdoor living. Quick Possession! Note: Pictures are from similar model.

Built in 2025

Essential Information

MLS® #	E4450241
Price	\$556,800
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,744
Acres	0.00



Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	8831 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, Asphalt, Stone, Vinyl
Exterior Features	Golf Nearby, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Asphalt, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed July 29th, 2025

Days on Market 5

Zoning Zone 28

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Listing information last updated on August 3rd, 2025 at 6:17pm MDT