

# \$621,250 - 8535 181 Avenue, Edmonton

MLS® #E4444130

**\$621,250**

5 Bedroom, 3.00 Bathroom, 1,970 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

The Affinity model is an elegant, well-built home tailored for today's families. It features a dbl att garage, extra side windows, separate side entry, 9ft ceilings on the main & basement levels, and LVP flooring throughout the main floor. The foyer opens to a full 3pc bath with walk-in shower & a main floor bedroom. The open-concept kitchen, nook, and great room offer function & style. The kitchen includes an island with flush eating ledge, chimney-style H/F, tile backsplash, Silgranit undermount sink with black faucet, soft-close cabinets, corner pantry, and a built-in microwave in the lower cabinetry. The great room with fireplace & the nook are flooded with natural light and feature patio doors to the backyard. Upstairs, the bright primary suite includes a 4pc ensuite with dbl sinks, walk-in shower & large walk-in closet. A bonus room, 3pc bath, laundry area & 3 additional bedrooms complete the level. Includes upgraded railings, black fixtures, and basement rough-in.

Built in 2025

## Essential Information

MLS® # E4444130

Price \$621,250

Bedrooms 5



Bathrooms	3.00
Full Baths	3
Square Footage	1,970
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	8535 181 Avenue
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0X1

### Amenities

Amenities	Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Television Connection, 9 ft. Basement Ceiling
Parking	Double Garage Attached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, None
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 24th, 2025
Days on Market	4
Zoning	Zone 28

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 27th, 2025 at 9:32pm MDT