

## \$799,900 - 9327 181 Avenue, Edmonton

MLS® #E4441638

**\$799,900**

4 Bedroom, 2.50 Bathroom, 2,389 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

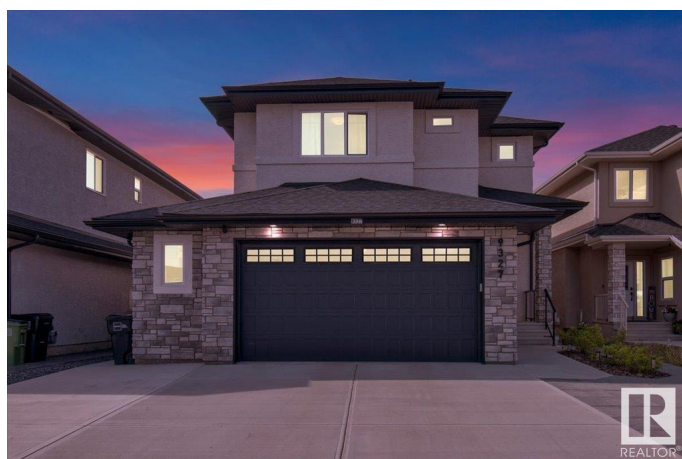
This south backing WALKOUT basement home built by New Era Luxury Homes stands out! Modern home built with the highest standard of workmanship, located in Klarvatten. Fully landscaped with no maintenance in mind. Cement pad with electrical ran for future hot tub. Designed for homeowners looking for an open concept plan. Spacious great room with feature like Huge windows, 9â€™™ main floor ceilings. Engineered HW flooring on the main level with a den & huge Chef's kitchen with quartz counters, modern cabinetry, huge island, high end black stainless steal appliances and a walk thru pantry to a mud Room. Sleek railing leads to the upper level, including a spacious laundry room & bonus room. Relax in your LARGE private master suite with tray ceilings, a spa-like ensuite with stand alone shower, his/hers sinks, soaker tub and large Walk in closet. HUGE garage (26'X25') will fit a large SUV & extended cab pickup. Close to all amenities- school, shops, parks, playgrounds & transit. A beautiful family neibourhood.

Built in 2020

### Essential Information

MLS® # E4441638

Price \$799,900



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,389
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	9327 181 Avenue
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0K2

### Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Hot Water Tankless
Parking	Double Garage Attached, Over Sized, See Remarks

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Water Softener, TV Wall Mount, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Cul-De-Sac, Low Maintenance Landscape, Picnic Area, Schools,

Shopping Nearby, Sloping Lot, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 11th, 2025
Days on Market	6
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 16th, 2025 at 11:32pm MDT