# \$515,250 - 8523 181 Avenue, Edmonton

MLS® #E4444264

### \$515.250

3 Bedroom, 2.50 Bathroom, 1,593 sqft Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Welcome to the Archer20, a 1585sqft home that blends thoughtful design with modern luxury. Featuring a dbl att garage, 9' ceilings on both main & upper floor & LVP throughout the main level, this model offers a sleek, open feel. The foyer includes a built-in bench & just off the garage, you'll find a large walk-in closet & a convenient 1/2 bath. The open-concept layout flows into a stylish kitchen with quartz counters, island with flush eating ledge, Silgranit undermount sink, modern hood fan, tiled backsplash, built-in microwave, profiled cabinets & a generous corner pantry. The great room with electric F/P & the bright nook are filled with natural light from large windows & a sliding patio door. Upstairs includes a compact laundry closet, cozy loft & a serene primary suite with dual walk-in closets & a 4pc ensuite with double sinks & a walk-in shower. 2 additional bedrooms & a 3pc bath complete the level. Includes brushed nickel fixtures. separate entry, 150 amp lot, upgraded railings & basement R/Is.

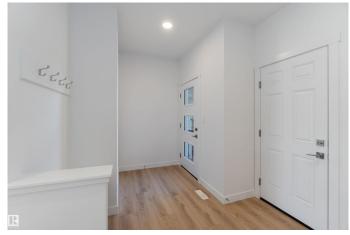
Built in 2025

#### **Essential Information**

MLS® # E4444264 Price \$515,250

Bedrooms 3







Bathrooms 2.50
Full Baths 2

Half Baths 1

Square Footage 1,593 Acres 0.00 Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 8523 181 Avenue

Area Edmonton
Subdivision Klarvatten
City Edmonton
County ALBERTA

Province AB

Postal Code T5Z 0E3

## **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 25th, 2025

Days on Market 69

Zoning Zone 28

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Listing information last updated on September 2nd, 2025 at 6:47am MDT