

**\$549,999 - 8827 181 Avenue, Edmonton**

MLS® #E4455856

**\$549,999**

4 Bedroom, 2.50 Bathroom, 1,748 sqft  
Single Family on 0.00 Acres

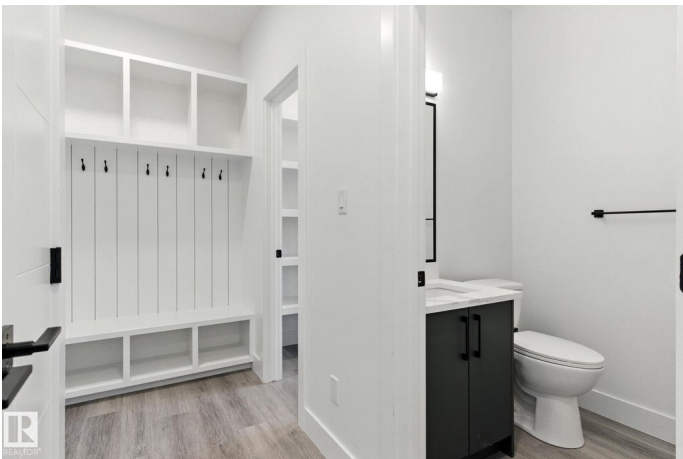
Klarvatten, Edmonton, AB

Welcome to Klarvatten! Built by New Era Luxury Homes, this 1,700+ sqft home is perfectly located near the Anthony Henday, schools, shopping, and CFB Edmonton. The open-concept layout features 9â€™™ ceilings on the main and basement levels, a great room with an electric fireplace and feature wall, and a chefâ€™™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, and a spacious backyard for outdoor living. Quick Possession!

Built in 2025

**Essential Information**

MLS® #	E4455856
Price	\$549,999
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,748
Acres	0.00
Year Built	2025



Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	8827 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, Stone, Vinyl
Exterior Features	Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	September 3rd, 2025
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Days on Market 3

Zoning Zone 28

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Listing information last updated on September 6th, 2025 at 1:47pm MDT