# \$591,250 - 8535 181 Avenue, Edmonton

MLS® #E4444130

#### \$591,250

5 Bedroom, 3.00 Bathroom, 2,002 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 \$591,250

Bedrooms 5

Bathrooms 3.00

Full Baths 3

Square Footage 2,002 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 113

Zoning Zone 28

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Listing information last updated on October 15th, 2025 at 9:02pm MDT