

Courtesy Of David C St. Jean Of Exp Realty

## \$549,250 - 8511 181 Avenue, Edmonton

MLS® #E4444605

**\$549,250**

3 Bedroom, 2.50 Bathroom, 1,663 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Welcome to the Archer 22, a 1723sqft home that blends innovative design with modern luxury. It features a dbl att garage, separate entry, and 9' ceilings on the main and basement levels. The inviting foyer includes a built-in bench, leading to a walk-in closet & 1/2 bath off the garage. An open-concept layout connects the kitchen, great room, and dining area, all highlighted by LVP flooring. The kitchen offers quartz counters, a flush island eating ledge, full-height tile backsplash, undermount sink, over-the-range microwave & a spacious corner pantry. Pendant lighting over the island & SLD recessed lighting throughout enhance the ambiance. Large windows and a sliding patio door flood the main floor with natural light. Upstairs, the primary suite features dual walk-in closets & a 4pc ensuite with dbl sinks and walk-in shower. A laundry closet, loft, 3pc bath, and two more bedrooms complete the upper level. Includes upgraded railings, basement rough-in, and Sterling's Signature Specification.

Built in 2025

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4444605  |
| Price    | \$549,250 |
| Bedrooms | 3         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,663                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 8511 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   | Parking Pad Cement/Paved                                                                                                                  |

### Interior

|                   |                                 |
|-------------------|---------------------------------|
| Interior Features | ensuite bathroom                |
| Appliances        | Garage Opener, Garburator, 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 26th, 2025 |
| Days on Market | 60              |
| Zoning         | Zone 28         |

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Listing information last updated on August 25th, 2025 at 2:48pm MDT