# \$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.

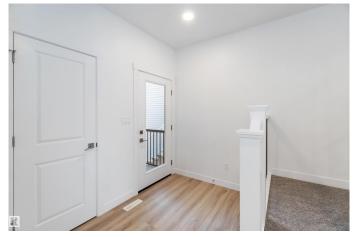
Built in 2025

#### **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 62

Zoning Zone 28

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Listing information last updated on August 27th, 2025 at 7:32am MDT