

## \$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.

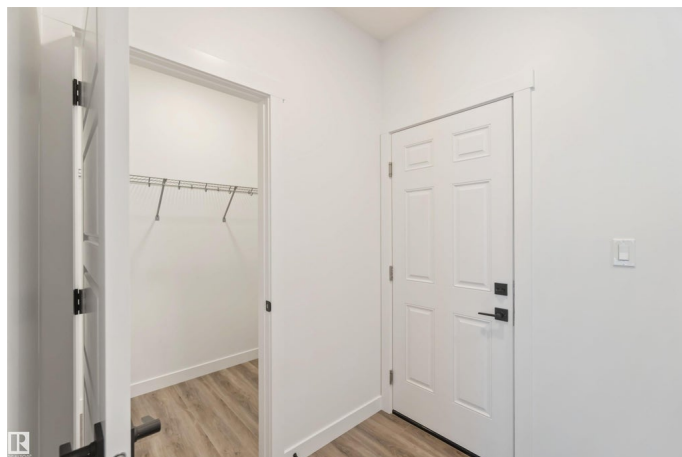
Built in 2025

### 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 | 134             |
| Zoning         | Zone 28         |

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Listing information last updated on November 5th, 2025 at 6:02am MST