# \$549,900 - 8715 181 Avenue, Edmonton

MLS® #E4430696

#### \$549,900

4 Bedroom, 2.50 Bathroom, 1,672 sqft Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Brand new home for sale in the ravishing community of The College Woods at Lakeview, Edmonton. Beautifully designed 1672 Sq Ft custom built accommodates 4 bedrooms, 2.5 bathrooms, kitchen, living room, dining, upstairs laundry, and side entrance to the basement. Upgraded kitchen comes with beautiful quartz counter tops, upgraded cabinets, and pantry. Main floor features 9'Ft ceiling, living room with large window & a fireplace. Other upgrades include high efficiency furnace, upgraded roof & insulation, soft close throughout, upgraded lighting & plumbing fixtures, upgraded hardware throughout and gas lines to deck, kitchen & garage. Exterior comes with stone, premium vinyl siding, and front concrete steps. Steps away from a walking trail and natural green space!

Built in 2025

#### **Essential Information**

MLS® # E4430696 Price \$549,900

Bedrooms 4

Bathrooms 2.50

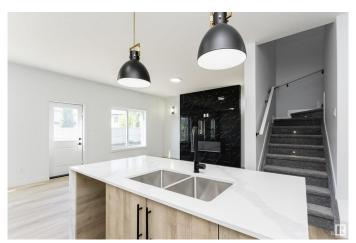
Full Baths 2

Half Baths 1

Square Footage 1,672







Acres 0.00 Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 8715 181 Avenue

Area Edmonton
Subdivision Klarvatten
City Edmonton
County ALBERTA

Province AB

Postal Code T5Z 0X2

#### **Amenities**

Amenities Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home,

Smart/Program. Thermostat, Natural Gas BBQ Hookup, Natural Gas

Stove Hookup, 9 ft. Basement Ceiling

Parking Double Garage Attached, Insulated

Is Waterfront Yes

#### Interior

Interior Features ensuite bathroom

Appliances Garage Control, Garage Opener, Builder Appliance Credit

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Heatilator/Fan, Remote Control

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Schools, Shopping Nearby, Stream/Pond

Roof Asphalt Shingles
Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

### **Additional Information**

Date Listed April 13th, 2025

Days on Market 117

Zoning Zone 28

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 8th, 2025 at 9:17am MDT