

## \$582,250 - 8607 181 Avenue, Edmonton

MLS® #E4444127

**\$582,250**

4 Bedroom, 3.00 Bathroom, 1,995 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

The Apex is a four-bedroom home designed for comfort and modern living. With a double attached garage, 9 ft ceilings on the main floor, a separate side entrance, and Luxury Vinyl Plank flooring throughout, it balances durability and style. The foyer opens to a full 3-piece bath with stand-up shower and a rear bedroom. A mudroom off the foyer connects to the garage man door. The open-concept kitchen, nook, and great room offer large windows and a patio door to the backyard. The kitchen features quartz countertops, a flush island eating ledge, undermount sink, over-the-range microwave, soft-close cabinets, and a walk-in pantry. Upstairs, the bright primary suite includes a 5-piece ensuite with double sinks, tub, walk-in shower with glass doors, and a spacious walk-in closet. A central bonus room, 3-piece main bath, laundry room, and two more bedrooms with ample closet space complete the upper level. Basement rough-in plumbing and Sterlingâ€™s new Signature Specification are included.

Built in 2025

### Essential Information

MLS® # E4444127

Price \$582,250

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,995                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 8607 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, Rear Drive Access   |

### 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 | 34              |
| Zoning         | Zone 28         |

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Listing information last updated on July 28th, 2025 at 11:18am MDT