

Courtesy Of David C St. Jean Of Exp Realty

\$515,250 - 8523 181 Avenue, Edmonton

MLS® #E4444264

\$515,250

3 Bedroom, 2.50 Bathroom, 1,593 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Welcome to the Archer20, a 1585sqft home that blends thoughtful design with modern luxury. Featuring a dbl att garage, 9' ceilings on both main & upper floor & LVP throughout the main level, this model offers a sleek, open feel. The foyer includes a built-in bench & just off the garage, you'll find a large walk-in closet & a convenient 1/2 bath. The open-concept layout flows into a stylish kitchen with quartz counters, island with flush eating ledge, Silgranit undermount sink, modern hood fan, tiled backsplash, built-in microwave, profiled cabinets & a generous corner pantry. The great room with electric F/P & the bright nook are filled with natural light from large windows & a sliding patio door. Upstairs includes a compact laundry closet, cozy loft & a serene primary suite with dual walk-in closets & a 4pc ensuite with double sinks & a walk-in shower. 2 additional bedrooms & a 3pc bath complete the level. Includes brushed nickel fixtures, separate entry, 150 amp lot, upgraded railings & basement R/l's.

Built in 2025

Essential Information

MLS® # E4444264

Price \$515,250

Bedrooms 3



| | |
|----------------|------------------------|
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,593 |
| Acres | 0.00 |
| Year Built | 2025 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 8523 181 Avenue |
| Area | Edmonton |
| Subdivision | Klarvatten |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5Z 0E3 |

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 25th, 2025 |
| Days on Market | 79 |
| Zoning | Zone 28 |

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Listing information last updated on September 12th, 2025 at 2:02am MDT