

## \$749,800 - 8512 181 Avenue, Edmonton

MLS® #E4436421

**\$749,800**

5 Bedroom, 3.00 Bathroom, 2,343 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Welcome to this stunning New Era built home featuring a walkout basement that backs onto a peaceful dry pond. The main floor is designed to impress with a soaring open-to-above great room, a spacious mudroom, a main-floor bedroom, a full bath, and a functional spice kitchen—perfect for families or entertaining. Upstairs offers four bedrooms, including a luxurious primary suite with a spa-like 5-piece ensuite, along with a large bonus room enhanced by an elegant tray ceiling. Premium features throughout include a tankless hot water system, BBQ gas line, triple-pane windows, garage floor drain, 9-foot ceilings on both the main floor and basement, built-in MDF shelving, ceiling-height kitchen cabinets, and quartz countertops. Ideally located just minutes from shopping centers, Kâ€™9 schools, and with quick access to Anthony Henday Drive, this home blends modern luxury, everyday convenience, and exceptional design. Note: photos are from a similar home; exact finishes and colors may vary. UNDER CONSTRUCTION!

Built in 2025

### Essential Information

MLS® # E4436421

Price \$749,800



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,343
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	8512 181 Avenue
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0R7

### Amenities

Amenities	Ceiling 9 ft., Hot Water Tankless, No Smoking Home, Walkout Basement, See Remarks, HRV System, 9 ft. Basement Ceiling
Parking	Double Garage Attached
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Opener, Hood Fan, Builder Appliance Credit
Heating	Forced Air-1, Natural Gas
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Lake, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 14th, 2025
Days on Market	78
Zoning	Zone 28

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Listing information last updated on July 31st, 2025 at 6:47am MDT