

# \$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      147  
Zoning                Zone 28

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