# \$515,250 - 8523 181 Avenue, Edmonton

MLS® #E4444264

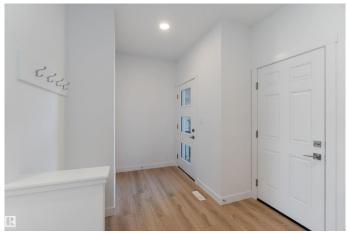
#### \$515,250

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/Is.







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
Туре	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
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- Days on Market 81
- Zone 28 Zoning

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Listing information last updated on September 13th, 2025 at 11:02pm MDT