

## \$549,250 - 8511 181 Avenue, Edmonton

MLS® #E4444605

**\$549,250**

3 Bedroom, 2.50 Bathroom, 1,663 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Welcome to the Archer 22, a 1723sqft home that blends innovative design with modern luxury. It features a dbl att garage, separate entry, and 9' ceilings on the main and basement levels. The inviting foyer includes a built-in bench, leading to a walk-in closet & 1/2 bath off the garage. An open-concept layout connects the kitchen, great room, and dining area, all highlighted by LVP flooring. The kitchen offers quartz counters, a flush island eating ledge, full-height tile backsplash, undermount sink, over-the-range microwave & a spacious corner pantry. Pendant lighting over the island & SLD recessed lighting throughout enhance the ambiance. Large windows and a sliding patio door flood the main floor with natural light. Upstairs, the primary suite features dual walk-in closets & a 4pc ensuite with dbl sinks and walk-in shower. A laundry closet, loft, 3pc bath, and two more bedrooms complete the upper level. Includes upgraded railings, basement rough-in, and Sterlingâ€™s Signature Specification.

Built in 2025

### Essential Information

MLS® #	E4444605
Price	\$549,250
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,663
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	8511 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

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Opener, Garburator, 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 26th, 2025
Days on Market	12
Zoning	Zone 28

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