

Courtesy Of Fateh S Gill Of Royal LePage Arteam Realty

## \$549,900 - 8715 181 Avenue, Edmonton

MLS® #E4430696

**\$549,900**

4 Bedroom, 2.50 Bathroom, 1,675 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 1675 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, railing, 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 2024

### Essential Information

MLS® #	E4430696
Price	\$549,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,675



Acres	0.00
Year Built	2024
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

### **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 7

Zoning Zone 28

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 20th, 2025 at 1:32am MDT