

# \$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      162  
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 September 22nd, 2025 at 12:18pm MDT