

Courtesy Of David C St. Jean Of Exp Realty

\$539,250 - 8523 181 Avenue, Edmonton

MLS® #E4444264

\$539,250

3 Bedroom, 2.50 Bathroom, 1,585 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/l's.

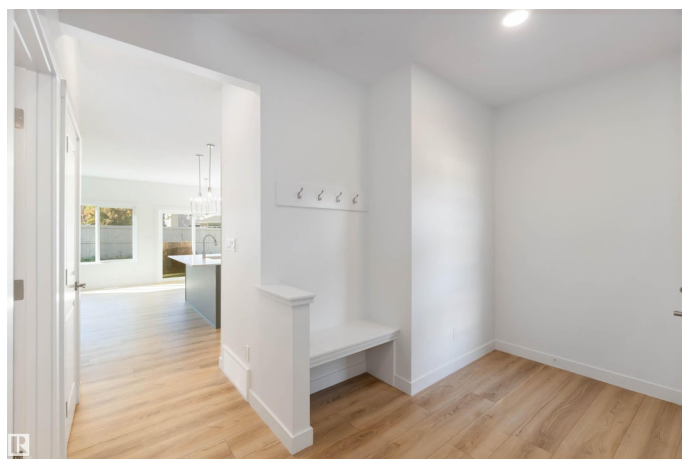
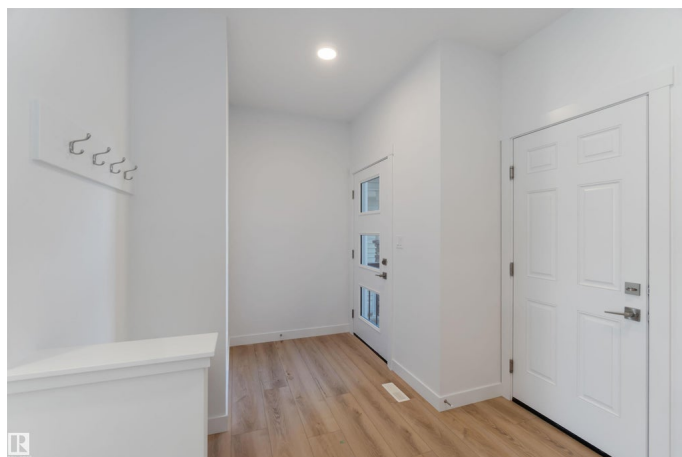
Built in 2025

Essential Information

MLS® # E4444264

Price \$539,250

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,585
Acres	0.00
Year Built	2025
Type	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
Days on Market	61
Zoning	Zone 28

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Listing information last updated on August 25th, 2025 at 9:31am MDT