

## \$549,900 - 8723 181 Avenue, Edmonton

MLS® #E4441475

**\$549,900**

4 Bedroom, 2.50 Bathroom, 1,672 sqft

Single Family on 0.00 Acres

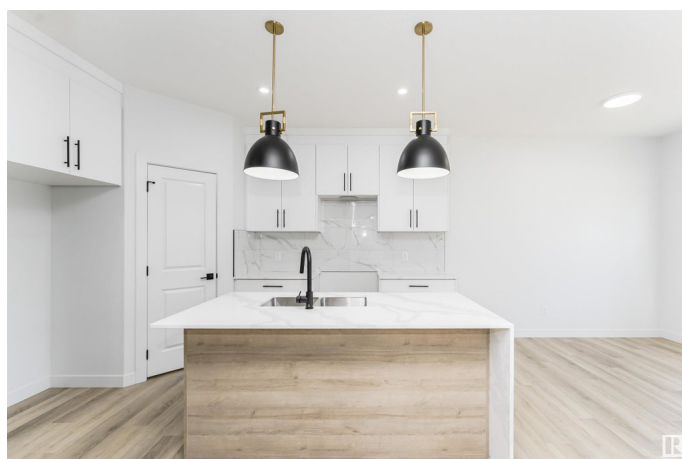
Klarvatten, Edmonton, AB

Discover this beautifully crafted brand new 1,675 sq ft custom-built home, perfectly situated in the sought-after community of The College Woods at Lakeview. This home offers 4 spacious bedrooms, 2.5 modern bathrooms, a stylish kitchen, inviting living room, elegant dining area, convenient upstairs laundry, and a separate side entrance to the basement. The upgraded kitchen features quartz countertops, premium cabinetry, and a walk-in pantry. The main floor boasts a 9-ft ceiling, a bright living room with a large window and cozy fireplace, creating an ideal space for relaxation and entertaining. Additional upgrades include: high-efficiency furnace, enhanced roofing & insulation, soft-close cabinetry throughout, contemporary railings, Upgraded lighting and plumbing fixtures, premium hardware throughout and gas lines installed for deck, kitchen, and garage. The exterior is finished with stone accents, and vinyl siding. Located just steps from walking trails and green space.

Built in 2025

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4441475  |
| 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     | 8723 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   |

### 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 | Public Transportation, Schools, Stream/Pond |
| Roof              | See Remarks                                 |

Construction Wood, Stone, Vinyl  
Foundation See Remarks

**Additional Information**

Date Listed June 10th, 2025  
Days on Market 24  
Zoning Zone 28



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