

\$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 | 16 |
| Zoning | Zone 28 |

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Listing information last updated on July 12th, 2025 at 6:47pm MDT