

## \$598,250 - 8619 181 Avenue, Edmonton

MLS® #E4453529

**\$598,250**

4 Bedroom, 4.00 Bathroom, 2,465 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

The Artemis offers 2270sqft of well-planned living space in a 4-bedroom layout that blends modern style with everyday comfort. Highlights include a double attached garage, 9' ceilings on the main & basement levels, LVP flooring, and SLD recessed lighting throughout. The foyer opens to a sitting room, a main floor bedroom, and a 3pc bath with standing shower. A mudroom with open closet links the garage to the kitchen through a walk-through pantry. The open-concept layout connects the sitting room, nook, great room, and kitchen, featuring quartz counters, a flush island, undermount sink with Moen pull-down faucet, backsplash, OTR microwave, pendant lighting, and plentiful soft-close cabinetry. A soaring 17' ceiling in the great room plus large windows & a garden door create a bright, airy feel. Upstairs includes 2 primary suites with 4pc ensuites & walk-in closets, plus a bonus room, laundry, main bath, and another bedroom. Basement rough-ins & Sterling®'s Signature Specification complete this home.

Built in 2025

### Essential Information

MLS® # E4453529

Price \$598,250

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,465                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 8619 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, Television Connection, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                                                                                                                    |

### 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    | August 18th, 2025 |
| Days on Market | 22                |
| Zoning         | Zone 28           |

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Listing information last updated on September 9th, 2025 at 3:02am MDT