

## \$748,800 - 8512 181 Avenue, Edmonton

MLS® #E4455293

**\$748,800**

4 Bedroom, 3.00 Bathroom, 2,343 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Welcome to this home in Collage Woods designed for multi-generational living and modern comfort. This beautiful home begins with a highly versatile main floor, featuring a convenient bedroom and a full bathroom—perfect for hosting guests or creating a main-floor office. The heart of the home is a show-stopping modern kitchen, complete with a practical spice kitchen, upgraded ceiling-height cabinetry, and elegant waterfall quartz countertops. It flows seamlessly into the open-to-above great room, accentuated by a stunning feature wall. Upstairs, you will find four generously sized bedrooms. The master suite is a true retreat, boasting a dramatic drop ceiling and a luxurious 5-piece ensuite bathroom. A spacious bonus room provides the perfect loft for a media center or play area. The unfinished basement awaits your personal touch. September Possession, pictures are from similar homes. Exact finishes/colors vary.

Built in 2025

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4455293  |
| Price     | \$748,800 |
| Bedrooms  | 4         |
| Bathrooms | 3.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 2,343                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 8512 181 Avenue |
| Area        | Edmonton        |
| Subdivision | Klarvatten      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 0X1         |

### Amenities

|           |                                                                                                                                   |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Hot Water Tankless, No Animal Home, No Smoking Home, Walkout Basement, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                                                                                                            |

### Interior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | ensuite bathroom                                  |
| Appliances        | Garage Opener, Hood Fan, Builder Appliance Credit |
| Heating           | Forced Air-1, Natural Gas                         |
| Fireplace         | Yes                                               |
| Fireplaces        | Wall Mount                                        |
| Stories           | 2                                                 |
| Has Basement      | Yes                                               |
| Basement          | Full, Unfinished                                  |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior          | Wood, Stone, Vinyl        |
| Exterior Features | Schools, Partially Fenced |
| Roof              | Asphalt Shingles          |
| Construction      | Wood, Stone, Vinyl        |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 29th, 2025  
Days on Market                60  
Zoning                              Zone 28

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