

Courtesy Of David C St. Jean Of Exp Realty

\$599,250 - 8711 182 Avenue, Edmonton

MLS® #E4444233

\$599,250

4 Bedroom, 3.00 Bathroom, 1,980 sqft
Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

The Affinity is an elegant, well-built home designed for today's families. It features a double attached garage, separate entry, extra side windows, 9' ceilings on the main & basement levels, and LVP flooring throughout the main floor. The foyer opens to a full 3-piece bath with walk-in shower and a main floor bedroom. The open-concept kitchen, nook, and great room with electric fireplace offer comfort and flow. The kitchen includes quartz countertops, a flush island eating ledge, Silgranit undermount sink, chimney-style hood fan, full-height tile backsplash, built-in microwave, soft-close cabinets, and a corner pantry. Large windows and a patio door brighten the living space. Upstairs, the spacious primary suite features a 5pc ensuite with double sinks, stand-up shower, freestanding tub, and a large walk-in closet. A bonus room, 3pc bath, laundry area, and three additional bedrooms complete the upper level. Includes brushed nickel fixtures, basement rough-in, and Sterling's Signature Specification.

Built in 2025

Essential Information

MLS® # E4444233

Price \$599,250



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,980
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	8711 182 Avenue
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0J4

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	Dishwasher - Energy Star, Garage Control, 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	39
Zoning	Zone 28

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Listing information last updated on August 3rd, 2025 at 10:47am MDT