

## \$534,250 - 8519 181 Avenue, Edmonton

MLS® #E4444277

**\$534,250**

3 Bedroom, 2.50 Bathroom, 1,722 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

The Aspen 20 is a thoughtfully designed 1663 sq ft home that balances comfort and elegance. It features a double attached garage, separate side entrance, and 9' ceilings on the main and basement levels for an open, airy feel. Luxury Vinyl Plank flooring spans the main floor, offering durability and style. The kitchen includes an island with a flush eating ledge, undermount sink, quartz countertops, full-height tile backsplash, over-the-range microwave, and a spacious corner pantry. A half-bath and mudroom with built-in bench add functionality. Recessed SLD lighting and pendant lights over the island enhance the warm, inviting atmosphere. Upstairs, a versatile bonus room offers space for work or play. The primary suite includes a walk-in closet and 4-piece ensuite with double sinks. Two additional bedrooms, a 3-piece bath, and a laundry room complete the upper level. Upgraded railings, basement rough-in plumbing, and Sterling's Signature Specification are included.

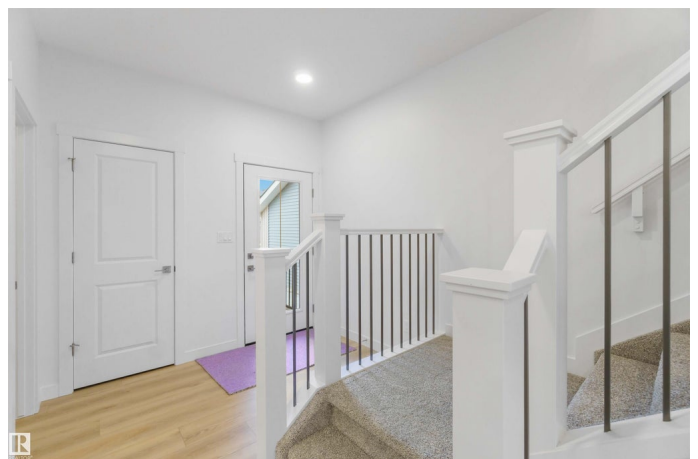
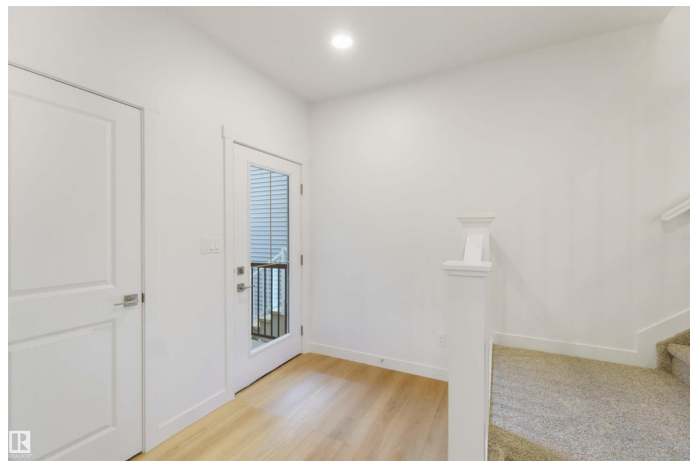
Built in 2025

### Essential Information

MLS® # E4444277

Price \$534,250

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,722                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 8519 181 Avenue |
| Area        | Edmonton        |
| Subdivision | Klarvatten      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 0E3         |

### 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        | 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    | June 25th, 2025 |
| Days on Market | 85              |
| Zoning         | Zone 28         |

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Listing information last updated on September 18th, 2025 at 9:17pm MDT