

## **\$1,049,000 - 9423 181 Avenue, Edmonton**

MLS® #E4454629

**\$1,049,000**

5 Bedroom, 4.50 Bathroom, 3,477 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Welcome to this immaculate WALKOUT w/TRIPLE car garage, stucco exterior and an OS exposed aggregate driveway. The main floor boasts 2 open to below seating areas w/a modern open riser staircase. Gourmet kitchen is complete with a central island featuring a waterfall QUARTZ countertop, ceiling height cabinetry, under cabinet lighting and premium SS appliance, plus SPICE KITCHEN. An electric fireplace with feature wall and built in storage adds a stylish vocal point to the great room. Additionally, bedroom with a 3 piece ensuite w/WIC, powder room and a spacious mud room complete this floor. Upstairs, bonus room with a feature wall. Primary suite includes a private balcony a WIC w/ a spa like 5 piece ensuite. 2nd master w/ensuite and WIC. 2 additional bedrooms share a bathroom. Upgrades include, premium flooring and lighting pkg, smart home features, customized showers, upgraded backsplash and window coverings. Fully cemented exterior sidewalk w/direct access to bsmt. Close to amenities. A must see!

Built in 2025

### **Essential Information**

MLS® # E4454629

Price \$1,049,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 4.50                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 3,477                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9423 181 Avenue |
| Area        | Edmonton        |
| Subdivision | Klarvatten      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 0K2         |

### Amenities

|                |                                                                                                            |
|----------------|------------------------------------------------------------------------------------------------------------|
| Amenities      | Bar, Ceiling 10 ft., Ceiling 9 ft., Deck, Walkout Basement, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking Spaces | 6                                                                                                          |
| Parking        | Triple Garage Attached                                                                                     |

### Interior

|                   |                                                                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Stove-Countertop Gas, Washer, Window Coverings, Wine/Beverage Cooler |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                                          |
| Stories           | 2                                                                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                                                |
| Basement          | Full, Unfinished                                                                                                                                                                                   |

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                      |
| Exterior Features | Golf Nearby, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                         |
| Construction      | Wood, Stone, Stucco                                      |
| Foundation        | Concrete Perimeter                                       |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 25th, 2025 |
| Days on Market | 24                |
| Zoning         | Zone 28           |

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Listing information last updated on September 18th, 2025 at 7:47pm MDT