

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

MLS® #E4444277

**\$534,250**

3 Bedroom, 2.50 Bathroom, 1,663 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 Sterlingâ€™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	1,663
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	55
Zoning	Zone 28



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Listing information last updated on August 18th, 2025 at 10:17pm MDT