

## \$579,250 - 8727 182 Avenue, Edmonton

MLS® #E4444290

**\$579,250**

4 Bedroom, 3.00 Bathroom, 2,005 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

The Affinity is an elegant, well-crafted home designed for today's families. It features a double attached garage, 9' ceilings on the main & basement levels, a separate side entrance, and LVP flooring throughout the main floor. The inviting foyer leads to a main floor bedroom and a full 3-piece bath with a walk-in shower. The open-concept kitchen, nook, and great room with electric fireplace create a welcoming, functional space. The kitchen includes an island with flush eating ledge, Silgranit undermount sink, chimney-style hood fan, tile backsplash, built-in microwave, soft-close cabinets, and a corner pantry. Large windows and a patio door bring in natural light. Upstairs, the bright primary suite features a 4-piece ensuite with double sinks, tub/shower combo, and a spacious walk-in closet. A central bonus room, 3-piece main bath, laundry area, and two more bedrooms with ample closet space complete the upper floor. Includes black fixtures, basement rough-in, and Sterling's Signature Specification.

Built in 2025

### Essential Information

MLS® # E4444290

Price \$579,250



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,005
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	8727 182 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	Parking Pad Cement/Paved

### 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	10
Zoning	Zone 28

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 5th, 2025 at 10:48am MDT