

## \$575,250 - 8711 182 Avenue, Edmonton

MLS® #E4444233

**\$575,250**

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 \$575,250



|                |                        |
|----------------|------------------------|
| 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 | 83              |
| Zoning         | Zone 28         |

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Listing information last updated on September 16th, 2025 at 4:02pm MDT