

\$545,250 - 8531 181 Avenue, Edmonton

MLS® #E4453551

\$545,250

3 Bedroom, 2.50 Bathroom, 1,723 sqft
Single Family on 0.00 Acres

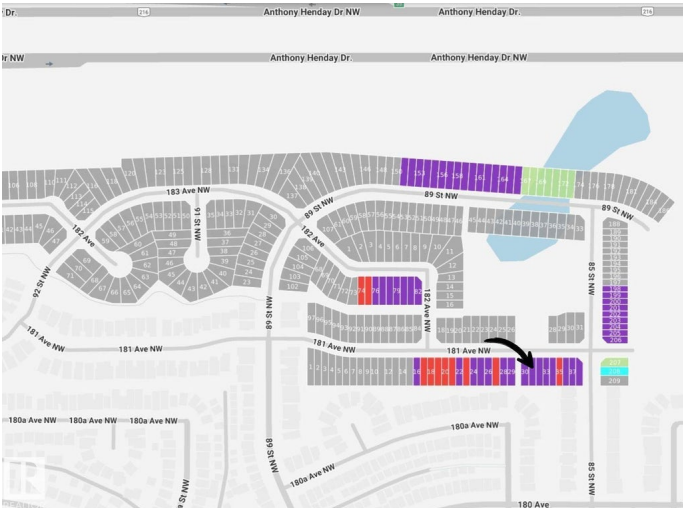
Klarvatten, Edmonton, AB

The Archer 22 offers 1723sqft of modern living with thoughtful design & quality finishes. Highlights include a double attached garage, side entry, 9' ceilings on the main and basement levels, and LVP flooring throughout the main floor. The foyer features a built-in bench with hooks, plus a walk-in closet and 1/2 bath near the garage entry. An open-concept layout connects the kitchen, great room with electric fireplace, and dining nook. The kitchen includes quartz counters, a flush island with Silgranit undermount sink, tile backsplash, built-in microwave, chimney-style hood fan, and a corner pantry. Pendant & recessed lighting enhance the space, while large windows & a sliding patio door add natural light & backyard access. Upstairs, the primary suite offers dual walk-in closets & a 4pc ensuite with double sinks & walk-in shower. A loft, laundry closet, 2 additional bedrooms & a 3pc bath complete the upper level. Upgraded railings, brushed nickel finishes, cabinets, and basement rough-ins are included.

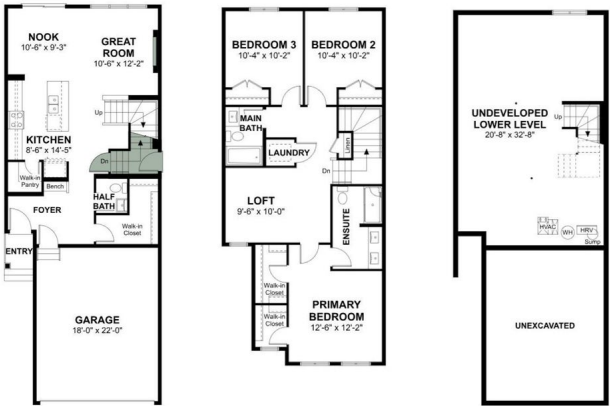
Built in 2025

Essential Information

MLS® # E4453551
Price \$545,250



The Archer 22 | 1,723 Sq. Ft.



| | |
|----------------|------------------------|
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,723 |
| Acres | 0.00 |
| Year Built | 2025 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 8531 181 Avenue |
| Area | Edmonton |
| Subdivision | Klarvatten |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5Z 0X1 |

Amenities

| | |
|-----------|--|
| Amenities | Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, Smart/Program. Thermostat, 9 ft. Basement Ceiling |
| Parking | Double Garage Attached |

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 | August 18th, 2025 |
| Days on Market | 1 |
| 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 August 19th, 2025 at 11:02am MDT