

## \$504,250 - 8719 182 Avenue, Edmonton

MLS® #E4444297

**\$504,250**

3 Bedroom, 2.50 Bathroom, 1,559 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

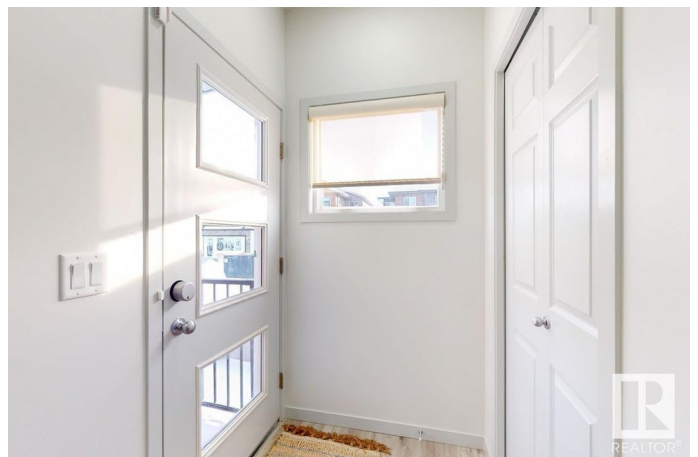
The Asset combines chic design with long-lasting quality. With 9' ceilings on the main & basement levels, a double attached garage, separate side entry, and LVP flooring throughout the main floor, this home feels open and refined. The welcoming foyer includes a coat closet for a clutter-free entry. A convenient 1/2 bath is located nearby. The stylish kitchen features quartz counters, an island with flush eating ledge, Silgranit undermount sink, built-in microwave, chimney-style hood fan, soft-close Thermofoil cabinets, and a spacious corner pantry. The great room with electric F/P and the bright nook enjoy abundant natural light from large windows and a sliding patio door leading to the backyard. Upstairs, the spacious primary suite includes a large walk-in closet and 3pc ensuite with tub/shower combo. A bonus room, 3pc bath, laundry area, and two additional bedrooms with ample closet space complete the home. Includes brushed nickel fixtures, basement rough-in, and Sterlingâ€™s Signature Specification.

Built in 2025

### Essential Information

MLS® # E4444297

Price \$504,250



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,559
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	8719 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	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	June 25th, 2025
Days on Market	77
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 September 10th, 2025 at 2:48pm MDT