

## \$549,900 - 8723 181 Avenue, Edmonton

MLS® #E4441475

**\$549,900**

3 Bedroom, 2.50 Bathroom, 1,672 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Discover this beautifully crafted brand new 1,675 sq ft custom-built home, perfectly situated in the sought-after community of The College Woods at Lakeview. This home offers 3 spacious bedrooms with BONUS ROOM, 2.5 modern bathrooms, a stylish kitchen, inviting living room, elegant dining area, convenient upstairs laundry, and a separate side entrance to the basement. The upgraded kitchen features quartz countertops, premium cabinetry, and a walk-in pantry. The main floor boasts a 9-ft ceiling, a bright living room with a large window and cozy fireplace, creating an ideal space for relaxation and entertaining. Additional upgrades include: high-efficiency furnace ,enhanced roofing & insulation ,soft-close cabinetry throughout ,contemporary railings ,Upgraded lighting and plumbing fixtures, premium hardware throughout and gas lines installed for deck, kitchen, and garage .The exterior is finished with stone accents, and vinyl siding. Located just steps from walking trails and green space.

Built in 2025

### Essential Information

MLS® # E4441475

Price \$549,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,672
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	8723 181 Avenue
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0X2

### Amenities

Amenities	Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Natural Gas BBQ Hookup, Natural Gas Stove Hookup, 9 ft. Basement Ceiling
Parking	Double Garage Attached
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Builder Appliance Credit
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Heatilator/Fan, Remote Control
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
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Exterior Features	Public Transportation, Schools, Stream/Pond
Roof	See Remarks
Construction	Wood, Stone, Vinyl
Foundation	See Remarks

**Additional Information**

Date Listed	June 10th, 2025
Days on Market	75
Zoning	Zone 28

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Listing information last updated on August 24th, 2025 at 7:47am MDT