

## \$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

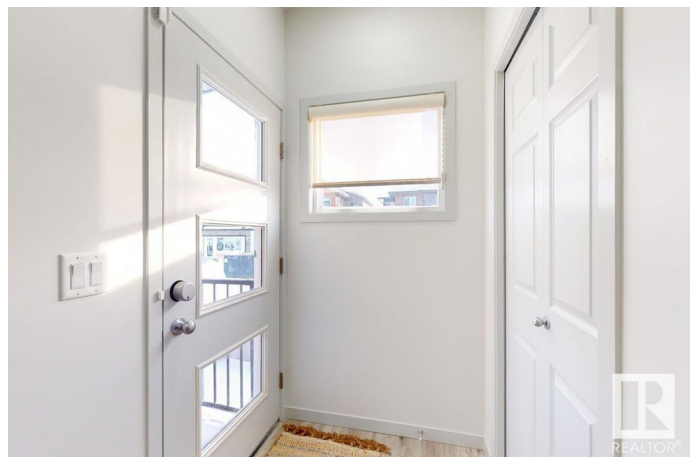
The Asset combines chic design with long-lasting quality. With 9' ceilings on the main & basement levels, a double attached garage, separate side entry, and LVP flooring throughout the main floor, this home feels open and refined. The welcoming foyer includes a coat closet for a clutter-free entry. A 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 | 83              |
| Zoning         | Zone 28         |

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Listing information last updated on September 16th, 2025 at 2:47pm MDT