

\$679,999 - 8616 181 Avenue Nw, Edmonton

MLS® #canada_22085

\$679,999

3 Bedroom, 3.00 Bathroom, 2,239 sqft
Single Family

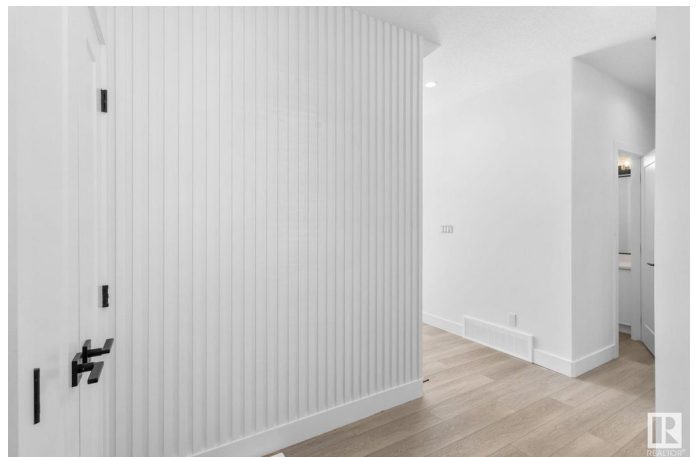
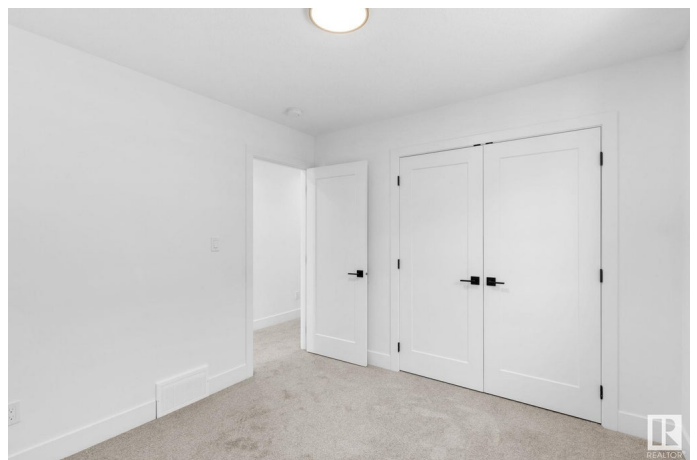
Klarvatten, Edmonton, Alberta

Welcome to Klarvatten! Built by New Era Luxury Homes, this exceptional residence boasts a WALKOUT BASEMENT that overlooks a serene dry pond. The open-to-above great room, convenient mudroom, main floor den, and walkthrough pantry to the chef's kitchen enhance the home's functionality and elegance. Upstairs, the primary suite offers a luxurious walk-in closet that conveniently connects to the laundry room. The spacious bonus room, featuring a stylish tray ceiling, adds to the home's appeal. Additional highlights include a tankless hot water system, BBQ gas line, triple-pane windows for improved energy efficiency, garage drain, and 9-foot ceilings on both the basement and main floors. The home also features MDF shelving, ceiling-height kitchen cabinets, and quartz countertops. Located just minutes from major shopping centers, K-9 schools, the military base, and with easy access to the Anthony Henday, this home combines convenience with luxury. Available for possession in late October. **MUST SEE!**

Built in 2024

Essential Information

MLS® #	canada_22085
Price	\$679,999
Bedrooms	3



Bathrooms	3.00
Half Baths	1
Square Footage	2,239
Year Built	2024
Type	Single Family
Sub-Type	Residential Detached Single Family
Status	Active

Community Information

Address	8616 181 Avenue Nw
Subdivision	Klarvatten
City	Edmonton
Province	Alberta
Zip Code	T5Z 0G6

Amenities

Features	Carbon Monoxide Detectors, Ceiling 9 ft., Tankless Hot Water, Walkout Basement, See Remarks, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
# of Garages	2

Additional Information

Date Listed	August 30th, 2024
-------------	-------------------