

\$748,800 - 8512 181 Avenue, Edmonton

MLS® #E4455293

\$748,800

4 Bedroom, 3.00 Bathroom, 2,343 sqft

Single Family on 0.00 Acres

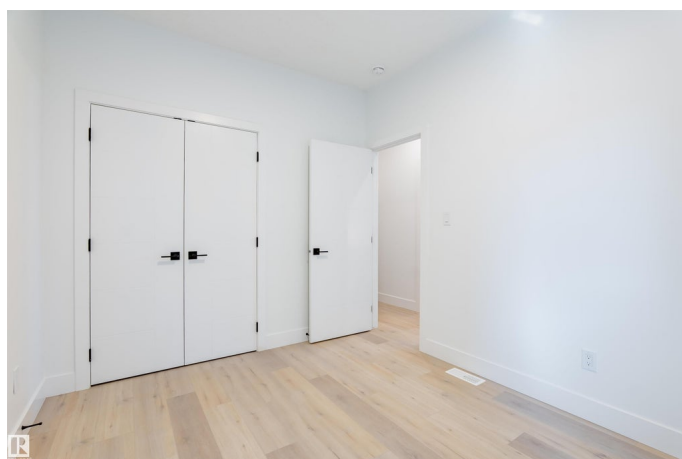
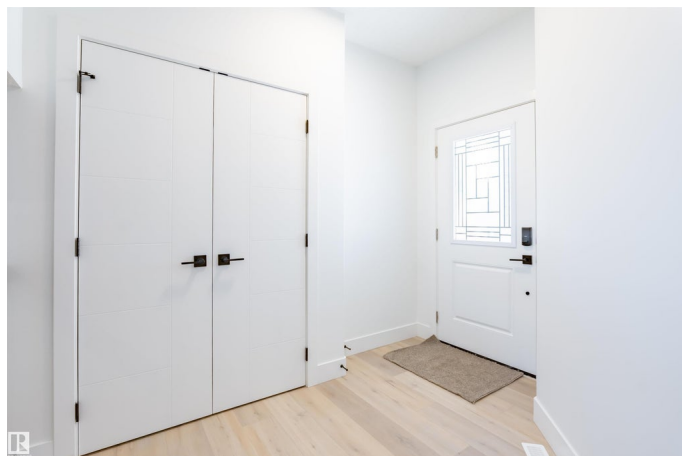
Klarvatten, Edmonton, AB

Welcome to this home in Collage Woods designed for multi-generational living and modern comfort. This beautiful home begins with a highly versatile main floor, featuring a convenient bedroom and a full bathroom—perfect for hosting guests or creating a main-floor office. The heart of the home is a show-stopping modern kitchen, complete with a practical spice kitchen, upgraded ceiling-height cabinetry, and elegant waterfall quartz countertops. It flows seamlessly into the open-to-above great room, accentuated by a stunning feature wall. Upstairs, you will find four generously sized bedrooms. The master suite is a true retreat, boasting a dramatic drop ceiling and a luxurious 5-piece ensuite bathroom. A spacious bonus room provides the perfect loft for a media center or play area. The unfinished basement awaits your personal touch. September Possession, pictures are from similar homes. Exact finishes/colors vary.

Built in 2025

Essential Information

MLS® #	E4455293
Price	\$748,800
Bedrooms	4
Bathrooms	3.00



Full Baths	3
Square Footage	2,343
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	8512 181 Avenue
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0X1

Amenities

Amenities	Hot Water Tankless, No Animal Home, No Smoking Home, Walkout Basement, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking	Double Garage Attached

Interior

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

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Schools, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed August 29th, 2025

Days on Market 48

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 October 16th, 2025 at 2:47pm MDT