

Courtesy Of Carolyn N Knispel Of RE/MAX River City

# \$774,900 - 9216 181 Avenue, Edmonton

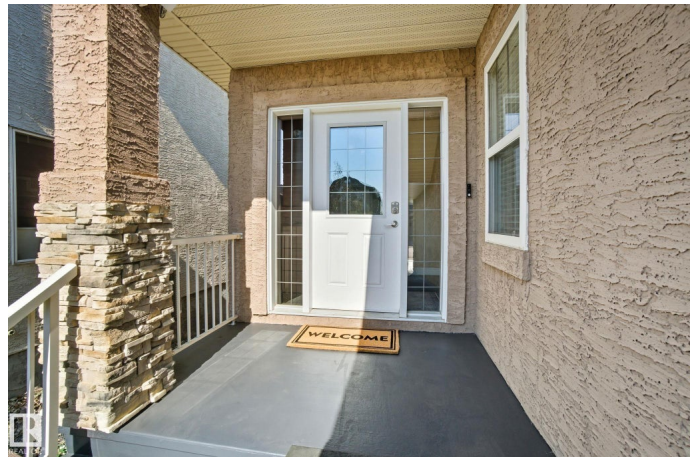
MLS® #E4460516

**\$774,900**

4 Bedroom, 3.00 Bathroom, 1,615 sqft  
Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

CUSTOM BUILT 2+2 bdm 1600+ sqft  
EXECUTIVE WALKOUT BUNGALOW w/  
TRIPLE CAR garage backing onto beautiful  
dry pond in prestigious College Woods of  
Klarvatten. Curb appeal+, driveway+,  
landscaped, ramp toward entrance.  
Welcoming foyer leads to open floorplan,  
gleaming hardwood/tile flooring. Shows like  
SHOWHOME incl A/C, pot lighting, VIEWS!  
Gorgeous dark maple island kitchen w/ NEW  
Top of the line stainless appliances, pantry,  
decorative backsplash & granite counters!  
Expansive dining off kitchen leading to good  
sized cozy living room w/ brick facing gas  
fireplace overlooking dry pond. Relax on  
balcony w/ gas BBQ & nature  
views. Kingsized master bedroom also w/  
views, walkin closet, shelving AND jacuzzi spa  
him/her sink ensuite. 2nd bdm, office, 2nd full  
bath AND laundry complete main  
floor. STUNNING WALKOUT basement has  
2nd KITCHEN, 2 add'l bdms, bath, storage,  
dining and living room perfect for longterm  
family or guests to also enjoy amazing  
backyard views. Dble level patio, fruit trees,  
VIEWS! MUST SEE!



Built in 2014

## Essential Information

MLS® #

E4460516

Price	\$774,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,615
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	9216 181 Avenue
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0K1

### **Amenities**

Amenities	Closet Organizers, Deck, No Animal Home, No Smoking Home, Walk-up Basement
Parking Spaces	3
Parking	Triple Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Oven-Microwave, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Stucco
Exterior Features	Backs Onto Park/Trees, Environmental Reserve, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed            October 2nd, 2025

Days on Market      20

Zoning                Zone 28

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Listing information last updated on October 22nd, 2025 at 9:02pm MDT