# \$549,250 - 8731 182 Avenue, Edmonton

MLS® #E4444289

### \$549.250

3 Bedroom, 2.50 Bathroom, 1,723 sqft Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Welcome to the Archer22, a 1723sqft home that blends innovative design with modern luxury. It features a dbl att garage, separate entry & 9' ceilings on the main & basement. The foyer offers a built-in bench, leading to a walk-in closet & 1/2 bath off the garage. An open-concept kitchen, great room with electric F/P & dining area flow together with LVP flooring throughout. The kitchen includes quartz counters, an island with flush eating ledge, Silgranit undermount sink, chimney-style h/f, tile backsplash, built-in microwave, profiled cabinets & a large corner pantry. Pendant lighting & SLD recessed lighting add warmth, while large windows & a sliding patio door bring in natural light. Upstairs offers a compact laundry closet, cozy loft & a serene primary suite with dual walk-in closets & 4pc ensuite w/dbl sinks & walk-in shower. 2 additional bedrooms & a 3pc bath complete the level. Includes brushed nickel fixtures. upgraded railings, basement R/I & Sterling's Signature Specification.

Built in 2025

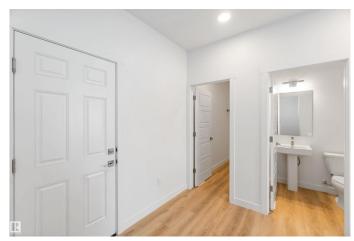
#### **Essential Information**

MLS® # E4444289 Price \$549,250

Bedrooms 3







Bathrooms 2.50 Full Baths 2

Half Baths 1

Square Footage 1,723 Acres 0.00 Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 8731 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 Concrete, Vinyl

Exterior Features No Through Road, Playground Nearby, Public Transportation, Schools,

**Shopping Nearby** 

Roof Asphalt Shingles

Construction Concrete, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed June 25th, 2025

Days on Market 58

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 August 21st, 2025 at 10:17pm MDT