

# \$637,250 - 8619 181 Avenue, Edmonton

MLS® #E4453529

**\$637,250**

4 Bedroom, 4.00 Bathroom, 2,270 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

The Artemis offers 2270sqft of well-planned living space in a 4-bedroom layout that blends modern style with everyday comfort. Highlights include a double attached garage, 9' ceilings on the main & basement levels, LVP flooring, and SLD recessed lighting throughout. The foyer opens to a sitting room, a main floor bedroom, and a 3pc bath with standing shower. A mudroom with open closet links the garage to the kitchen through a walk-through pantry. The open-concept layout connects the sitting room, nook, great room, and kitchen, featuring quartz counters, a flush island, undermount sink with Moen pull-down faucet, backsplash, OTR microwave, pendant lighting, and plentiful soft-close cabinetry. A soaring 17' ceiling in the great room plus large windows & a garden door create a bright, airy feel. Upstairs includes 2 primary suites with 4pc ensuites & walk-in closets, plus a bonus room, laundry, main bath, and another bedroom. Basement rough-ins & Sterlingâ€™s Signature Specification complete this home.

Built in 2025

## Essential Information

MLS® #	E4453529
Price	\$637,250
Bedrooms	4



Bathrooms	4.00
Full Baths	4
Square Footage	2,270
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	8619 181 Avenue
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0X2

### **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 August 18th, 2025

Days on Market 5

Zoning Zone 28

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