

## \$709,800 - 8608 181 Avenue, Edmonton

MLS® #E4458378

**\$709,800**

3 Bedroom, 3.00 Bathroom, 2,223 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Welcome to Lakeview! This stunning WALKOUT BASEMENT home offers the perfect blend of luxury, comfort, and flexibility. The main floor features a dramatic open-to-above great room, a spacious bedroom, and a full bathroom—ideal for guests or extended family. The chef-inspired kitchen is a showstopper with quartz countertops, ceiling-height cabinets, and a walkthrough pantry for added convenience. Upstairs, the elegant primary suite includes a large walk-in closet that connects directly to the laundry room. A generous bonus room with a tray ceiling adds style and function. Additional highlights include triple-pane windows, a tankless gas hot water system, 9ft ceilings on both the main floor and basement, and a garage floor drain and gas line. Ideally located minutes from major shopping, transit, more than 10 schools, and offering easy access to both the Henday and Yellowhead. Photos are of a similar home, MOVE IN SEPTEMBER 2025!

Built in 2025

### Essential Information

MLS® # E4458378

Price \$709,800

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,223                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 8608 181 Avenue |
| Area        | Edmonton        |
| Subdivision | Klarvatten      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 0X1         |

### Amenities

|           |                                                                                                                                                  |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., 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        | Mantel                                            |
| 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    | September 18th, 2025 |
| Days on Market | 28                   |
| Zoning         | Zone 28              |

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Listing information last updated on October 15th, 2025 at 10:02pm MDT