

## \$899,900 - 9007 181 Avenue, Edmonton

MLS® #E4465348

**\$899,900**

8 Bedroom, 6.00 Bathroom, 2,691 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

This breathtaking home truly feels like a showhome. Designed w/ elegance & functionality, offering 5 bdrms & 4 bths 2690sqft main home plus LEGAL 1109sqft 3bdrms, 2bth walk out basement suite! Stunning open-to-below living room featuring floor-to-ceiling tiled electric fireplace that makes striking focal point. The chef's kitchen is a dream w/ massive island, SS appliances to-the-ceiling cabinetry & plenty of storage. A spice kitchen w/ gas range adds the perfect touch for those who love to cook. The main floor bdrm & full 3pc bth make this home ideal for guests or multi-generational living. Upstairs, the primary suite impresses w/ coffered ceilings, spacious walk-in closet & luxurious 5pc ensuite. Plus second bdrm w/ its own 4pc ensuite, additional bedroom & bathroom & lg bonus room for family movie nights or a play area. The 3bed/2bth spacious walkout basement suite is an incredible bonus, complete w/ 9ft ceilings, lg windows for natural light & primary bedroom w/ walk-in closet & 4-piece ensuite.

Built in 2021

### Essential Information

MLS® # E4465348

Price \$899,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 8                      |
| Bathrooms      | 6.00                   |
| Full Baths     | 6                      |
| Square Footage | 2,691                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9007 181 Avenue |
| Area        | Edmonton        |
| Subdivision | Klarvatten      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 0K1         |

### Amenities

|                |                                                                                                                                            |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Deck, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Walkout Basement, See Remarks, Natural Gas BBQ Hookup |
| Parking Spaces | 4                                                                                                                                          |
| Parking        | Double Garage Attached                                                                                                                     |

### Interior

|                   |                                                                                                                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Furniture Included, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Countertop Electric, Stove-Countertop Gas, Washer, Window Coverings, Refrigerators-Two, Dishwasher-Two |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                                                                                                  |
| Fireplaces        | Mantel                                                                                                                                                                                                                               |
| Stories           | 3                                                                                                                                                                                                                                    |
| Has Suite         | Yes                                                                                                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                                                                                  |

Basement                      Full, Finished

**Exterior**

Exterior                      Wood, Stone, Stucco

Exterior Features      No Back Lane, No Through Road, Public Transportation, Schools, Shopping Nearby, Sloping Lot

Roof                              Asphalt Shingles

Construction              Wood, Stone, Stucco

Foundation                Concrete Perimeter

**Additional Information**

Date Listed                November 10th, 2025

Days on Market        3

Zoning                        Zone 28

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Listing information last updated on November 12th, 2025 at 11:32pm MST