

Courtesy Of David C St. Jean Of Exp Realty

\$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

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