

\$598,250 - 8619 181 Avenue, Edmonton

MLS® #E4453529

\$598,250

4 Bedroom, 4.00 Bathroom, 2,465 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 & Sterling's Signature Specification complete this home.

Built in 2025

Essential Information

MLS® # E4453529

Price \$598,250

Bedrooms 4



Bathrooms	4.00
Full Baths	4
Square Footage	2,465
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	31
Zoning	Zone 28

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