

Courtesy Of Jiya Bhalla Of Exp Realty

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

MLS® #E4458378

**\$709,800**

3 Bedroom, 3.00 Bathroom, 2,223 sqft  
Single Family on 0.00 Acres

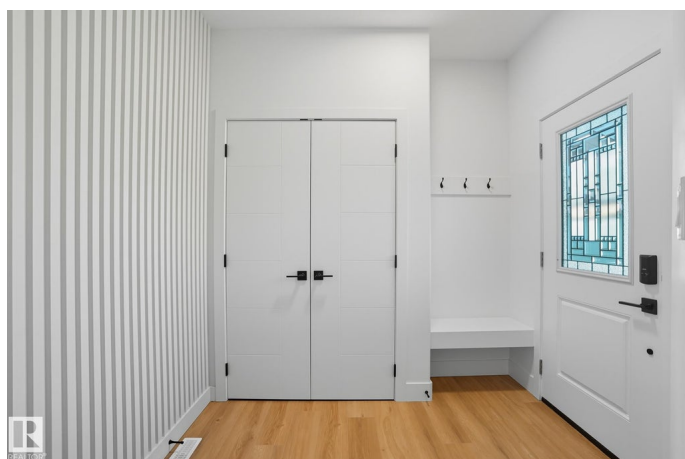
Klarvatten, Edmonton, AB

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 26  
Zoning Zone 28

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Listing information last updated on October 14th, 2025 at 2:47pm MDT