

## \$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 & Sterlingâ€™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	61
Zoning	Zone 28

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