

Courtesy Of Sandy Kahlon Of RE/MAX Excellence

\$1,049,000 - 9423 181 Avenue, Edmonton

MLS® #E4454629

\$1,049,000

5 Bedroom, 4.50 Bathroom, 3,477 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Welcome to this immaculate WALKOUT w/TRIPLE car garage, stucco exterior and an OS exposed aggregate driveway. The main floor boasts 2 open to below seating areas w/a modern open riser staircase. Gourmet kitchen is complete with a central island featuring a waterfall QUARTZ countertop, ceiling height cabinetry, under cabinet lighting and premium SS appliance, plus SPICE KITCHEN. An electric fireplace with feature wall and built in storage adds a stylish vocal point to the great room. Additionally, bedroom with a 3 piece ensuite w/WIC, powder room and a spacious mud room complete this floor. Upstairs, bonus room with a feature wall. Primary suite includes a private balcony a WIC w/ a spa like 5 piece ensuite. 2nd master w/ensuite and WIC. 2 additional bedrooms share a bathroom. Upgrades include, premium flooring and lighting pkg, smart home features, customized showers, upgraded backsplash and window coverings. Fully cemented exterior sidewalk w/direct access to bsmt. Close to amenities. A must see!

Built in 2025

Essential Information

MLS® # E4454629

Price \$1,049,000



Bedrooms	5
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	3,477
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	9423 181 Avenue
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0K2

Amenities

Amenities	Bar, Ceiling 10 ft., Ceiling 9 ft., Deck, Walkout Basement, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking Spaces	6
Parking	Triple Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Stove-Countertop Gas, Washer, Window Coverings, Wine/Beverage Cooler
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Golf Nearby, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 25th, 2025
Days on Market	10
Zoning	Zone 28

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 4th, 2025 at 5:47pm MDT