

## \$599,250 - 8711 182 Avenue, Edmonton

MLS® #E4444233

**\$599,250**

4 Bedroom, 3.00 Bathroom, 1,980 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

The Affinity is an elegant, well-built home designed for today's families. It features a double attached garage, separate entry, extra side windows, 9' ceilings on the main & basement levels, and LVP flooring throughout the main floor. The foyer opens to a full 3-piece bath with walk-in shower and a main floor bedroom. The open-concept kitchen, nook, and great room with electric fireplace offer comfort and flow. The kitchen includes quartz countertops, a flush island eating ledge, Silgranit undermount sink, chimney-style hood fan, full-height tile backsplash, built-in microwave, soft-close cabinets, and a corner pantry. Large windows and a patio door brighten the living space. Upstairs, the spacious primary suite features a 5pc ensuite with double sinks, stand-up shower, freestanding tub, and a large walk-in closet. A bonus room, 3pc bath, laundry area, and three additional bedrooms complete the upper level. Includes brushed nickel fixtures, basement rough-in, and Sterling's Signature Specification.

Built in 2025

### Essential Information

MLS® # E4444233

Price \$599,250



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,980
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	8711 182 Avenue
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0J4

### 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, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher - Energy Star, Garage Control, 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	June 25th, 2025
Days on Market	32
Zoning	Zone 28

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