

\$774,900 - 9216 181 Avenue, Edmonton

MLS® #E4460516

\$774,900

4 Bedroom, 3.00 Bathroom, 1,615 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

CUSTOM BUILT 2+2 bdm 1600+ sqft
EXECUTIVE WALKOUT BUNGALOW w/
TRIPLE CAR garage backing onto beautiful
dry pond in prestigious College Woods of
Klarvatten. Curb appeal+, driveway+,
landscaped, ramp toward entrance.
Welcoming foyer leads to open floorplan,
gleaming hardwood/tile flooring. Shows like
SHOWHOME incl A/C, pot lighting, VIEWS!
Gorgeous dark maple island kitchen w/ NEW
Top of the line stainless appliances, pantry,
decorative backsplash & granite counters!
Expansive dining off kitchen leading to good
sized cozy living room w/ brick facing gas
fireplace overlooking dry pond. Relax on
balcony w/ gas BBQ & nature
views. Kingsized master bedroom also w/
views, walkin closet, shelving AND jacuzzi spa
him/her sink ensuite. 2nd bdm, office, 2nd full
bath AND laundry complete main
floor. STUNNING WALKOUT basement has
2nd KITCHEN, 2 add'l bdms, bath, storage,
dining and living room perfect for longterm
family or guests to also enjoy amazing
backyard views. Dble level patio, fruit trees,
VIEWS! MUST SEE!

Built in 2014

Essential Information

MLS® #

E4460516



Price	\$774,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,615
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	9216 181 Avenue
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0K1

Amenities

Amenities	Closet Organizers, Deck, No Animal Home, No Smoking Home, Walk-up Basement
Parking Spaces	3
Parking	Triple Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Oven-Microwave, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Backs Onto Park/Trees, Environmental Reserve, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 2nd, 2025
Days on Market	32
Zoning	Zone 28

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