

## \$549,250 - 8715 182 Avenue, Edmonton

MLS® #E4444282

### \$549,250

3 Bedroom, 2.50 Bathroom, 1,723 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

The Archer 22 is a 1723sqft home that blends smart design with modern luxury. It features a double attached garage, separate side entrance, and 9' ceilings on the main and basement levels. The inviting foyer includes a built-in bench and leads to a walk-in closet and half-bath off the garage. The open-concept layout connects the kitchen, great room, and dining area with LVP flooring throughout. The kitchen offers quartz counters, an island with flush eating ledge, Silgranit undermount sink, tile backsplash, over-the-range microwave, and a spacious corner pantry. Pendant and SLD recessed lighting enhance the home, while large windows and a sliding patio door provide natural light and backyard access. Upstairs features a laundry closet, loft, and a bright primary suite with dual walk-in closets and a 4-piece ensuite with double sinks and walk-in shower. Two additional bedrooms and a 3-piece bath complete the layout. Includes upgraded railings, basement rough-in, and Sterling's Signature Specification.

Built in 2025

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4444282  |
| 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     | 8715 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          | 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 | 37              |
| Zoning         | Zone 28         |



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Listing information last updated on August 1st, 2025 at 9:02pm MDT