

## \$748,888 - 9327 181 Avenue, Edmonton

MLS® #E4449934

**\$748,888**

4 Bedroom, 2.50 Bathroom, 2,389 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

This south backing WALKOUT basement home built by New Era Luxury Homes stands out! Modern home built with the highest standard of workmanship, located in Klarvatten. Fully landscaped with no maintenance in mind. Cement pad with electrical ran for future hot tub. Designed for homeowners looking for an open concept plan. Spacious great room with feature like Huge windows, 9'™ main floor ceilings. Engineered HW flooring on the main level with a den & huge Chef's kitchen with quartz counters, modern cabinetry, huge island, high end black stainless steal appliances and a walk thru pantry to a mud Room. Sleek railing leads to the upper level, including a spacious laundry room & bonus room. Relax in your LARGE private master suite with tray ceilings, a spa-like ensuite with stand alone shower, his/hers sinks, soaker tub and large Walk in closet. HUGE garage (26'X25') will fit a large SUV & extended cab pickup. Close to all amenities- school, shops, parks, playgrounds & transit. A beautiful family neighbourhood.

Built in 2020

### Essential Information

MLS® # E4449934

Price \$748,888



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,389                  |
| Acres          | 0.00                   |
| Year Built     | 2020                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9327 181 Avenue |
| Area        | Edmonton        |
| Subdivision | Klarvatten      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 0K2         |

### Amenities

|           |                                                                                                                                      |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, Ceiling 10 ft., Hot Water Tankless, Walkout Basement, HRV System, Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached, Over Sized                                                                                                   |

### Interior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                    |
| Stories           | 2                                                                                                            |
| Has Basement      | Yes                                                                                                          |
| Basement          | Full, Unfinished                                                                                             |

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                      |
| Exterior Features | Landscaped, Park/Reserve, Picnic Area, Playground Nearby |
| Roof              | Asphalt Shingles                                         |

|              |                     |
|--------------|---------------------|
| Construction | Wood, Stone, Stucco |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 105             |
| Zoning         | Zone 28         |

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Listing information last updated on November 7th, 2025 at 12:32pm MST