

## \$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 Sterlingâ€™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	57
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 August 21st, 2025 at 8:17pm MDT