

## \$579,250 - 8727 182 Avenue, Edmonton

MLS® #E4444290

**\$579,250**

4 Bedroom, 3.00 Bathroom, 2,005 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

The Affinity is an elegant, well-crafted home designed for today's families. It features a double attached garage, 9' ceilings on the main & basement levels, a separate side entrance, and LVP flooring throughout the main floor. The inviting foyer leads to a main floor bedroom and a full 3-piece bath with a walk-in shower. The open-concept kitchen, nook, and great room with electric fireplace create a welcoming, functional space. The kitchen includes an island with flush eating ledge, Silgranit undermount sink, chimney-style hood fan, tile backsplash, built-in microwave, soft-close cabinets, and a corner pantry. Large windows and a patio door bring in natural light. Upstairs, the bright primary suite features a 4-piece ensuite with double sinks, tub/shower combo, and a spacious walk-in closet. A central bonus room, 3-piece main bath, laundry area, and two more bedrooms with ample closet space complete the upper floor. Includes black fixtures, basement rough-in, and Sterling's Signature Specification.

Built in 2025

### Essential Information

MLS® # E4444290

Price \$579,250



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,005                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 8727 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   | Parking Pad Cement/Paved  |

### **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 | 61              |
| Zoning         | Zone 28         |

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Listing information last updated on August 25th, 2025 at 1:02am MDT