

\$738,888 - 9327 181 Avenue, Edmonton

MLS® #E4449934

\$738,888

4 Bedroom, 2.50 Bathroom, 2,389 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Stunning is the only word that comes close to describing this exceptional home built with finishes well beyond standard builder grade by New Era Luxury Homes. Too many features to list them all: south facing WALKOUT basement; HUGE GARAGE (26x25) big enough to fit most large SUVs & extended cab pickups; A/C; open concept main living area; spacious chef's kitchen with high end black stainless steel appliances, modern cabinetry & substantial island, quartz countertops & walk-thru pantry; main floor den/office/flex room; 9 ft ceilings & engineered hardwood on the main level; 4 bedrooms upstairs including the generous primary suite with large walk-in closet and spa-like ensuite bath plus a 5 pc bath for the kids with separate tub/shower/toilet; central bonus room; upper floor laundry room; extended driveway; very low maintenance landscaping; tiled back patio & pad with electrical for a future hot tub; plus so much more. Located in desirable College Woods in Klarvatten close to everything you could need.

Built in 2020

Essential Information

MLS® # E4449934

Price \$738,888



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	111
Zoning	Zone 28

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Listing information last updated on November 13th, 2025 at 3:32am MST