

# \$774,900 - 9216 181 Av Nw, Edmonton

MLS® #E4460516

**\$774,900**

4 Bedroom, 3.00 Bathroom, 1,615 sqft

Single Family on 0.12 Acres

Klarvatten, Edmonton, Alberta

CUSTOM BUILT 2+2 bdm 1600+ sqft  
EXECUTIVE WALKOUT BUNGALOW w/  
TRIPLE CAR garage backing onto beautiful  
dry pond in prestigious College Woods of  
Klarvatten. Curb appeal+, driveway+,  
landscaped, ramp toward entrance.

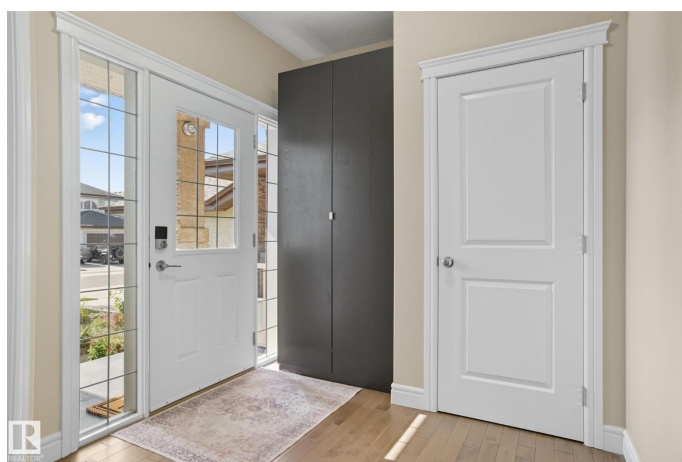
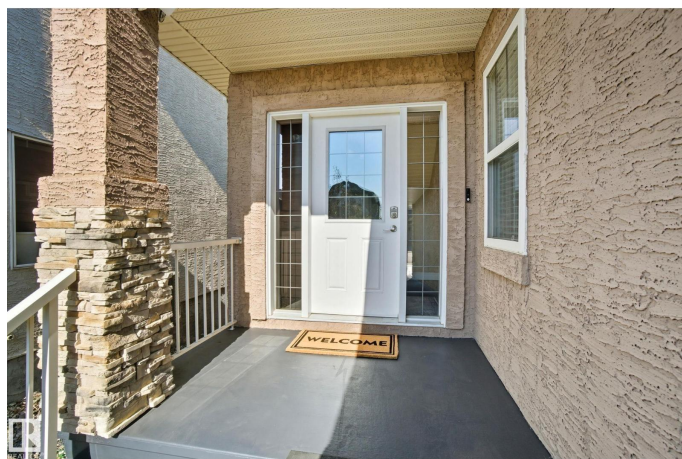
Welcoming foyer leads to open floorplan,  
gleaming hardwood/tile flooring. Shows like  
SHOWHOME incl A/C, pot lighting, VIEWS!  
Gorgeous dark maple island kitchen w/ NEW  
Top of the line stainless appliances, pantry,  
decorative backsplash & granite counters!  
Expansive dining off kitchen leading to good  
sized cozy living room w/ brick facing gas  
fireplace overlooking dry pond. Relax on  
balcony w/ gas BBQ & nature  
views. Kingsized master bedroom also w/  
views, walkin closet, shelving AND jacuzzi spa  
him/her sink ensuite. 2nd bdm, office, 2nd full  
bath AND laundry complete main  
floor. STUNNING WALKOUT basement has  
2nd KITCHEN, 2 add'l bdms, bath, storage,  
dining and living room perfect for longterm  
family or guests to also enjoy amazing  
backyard views. Dble level patio, fruit trees,  
VIEWS! MUST SEE! (id:6289)

Built in 2014

## Essential Information

**Listing #** E4460516

**Price** \$774,900



Bedrooms	4
Bathrooms	3.00
Square Footage	1,615
Acres	0.12
Year Built	2014
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

## Community Information

Address	9216 181 Av Nw
Subdivision	Klarvatten
City	Edmonton
Province	Alberta
Postal Code	T5Z0K1

## Amenities

Amenities	Park, Golf Course, Playground, Schools, Shopping
Features	Park/reserve, Closet Organizers, No Animal Home, No Smoking Home, Environmental reserve
Parking Spaces	3
Parking	Attached Garage
# of Garages	1

## Interior

Appliances	Dishwasher, Dryer, Garage door opener, Microwave Range Hood Combo, Microwave, Washer, Refrigerator, Two stoves
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
Fireplaces	Gas
# of Stories	1
Has Basement	Yes

## Listing Details

Listing Office	RE/MAX River City
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