# \$663,000 - 8811 183 Avenue, Edmonton

MLS® #E4447572

## \$663,000

4 Bedroom, 4.00 Bathroom, 2,250 sqft Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Welcome to this stunning brand new home in the desirable community of College Woods. Featuring 3 spacious bedrooms upstairs, two of which are co-primary's, each w/ its own private ensuite. The main floor showcases soaring 9-foot ceilings, a bright main floor bedroom/den perfect for a home office, and a striking open-to-above great room filled with natural light. The gourmet kitchen is complemented by a professionally curated colour palette and elegant modern finishes. Upstairs, enjoy a versatile bonus room ideal for relaxing or entertaining. With an attached garage, thoughtfully designed layout, and upscale craftsmanship throughout, this home is perfect for families or multigenerational living. Located in a quiet, family friendly neighbourhood, this move-in ready gem blends luxury with everyday functionality. Don't miss your chance to own in College Woods!



### **Essential Information**

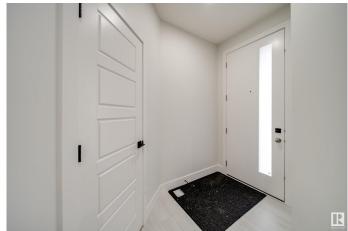
MLS® # E4447572 Price \$663,000

Bedrooms 4

Bathrooms 4.00

Full Baths 4







Square Footage 2,250
Acres 0.00
Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 8811 183 Avenue

Area Edmonton
Subdivision Klarvatten
City Edmonton
County ALBERTA

Province AB

Postal Code T5Z 0S8

### **Amenities**

Amenities Off Street Parking, Ceiling 9 ft., Closet Organizers, Detectors Smoke, No

Animal Home, No Smoking Home, Vinyl Windows

Parking Spaces 4

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Oven-Built-In, Oven-Microwave, Refrigerator,

Stove-Countertop Electric, Stove-Countertop Gas, Washer

Heating Forced Air-1, Natural Gas

Fireplace Yes
Fireplaces Insert

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Golf Nearby, No Back Lane, Schools, Shopping Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

# **Additional Information**

Date Listed July 14th, 2025

Days on Market 93

Zoning Zone 28

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