

## \$699,900 - 8812 183 Avenue, Edmonton

MLS® #E4450646

**\$699,900**

5 Bedroom, 3.00 Bathroom, 2,170 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Welcome to this stunning BRAND NEW home in the sought after community of College Woods! The main floor showcases a BRIGHT, open-concept layout w/soaring open-to-below ceilings in the great rm, a versatile den/5th bedroom, full bath, & a stylish kitchen with EXTENDED cabinetry, dbl WATERFALL ISLAND, full butler's pantry/SPICE KITCHEN, and brand new stainless steel appliances. A rear mudroom with built-in shelving adds everyday convenience. Upstairs, you'll find 4 spacious bedrms plus a bonus room, incld. a luxurious primary suite w/ a FEATURE wall, spa-inspired 5-piece ensuite with a SOAKER TUB, tiled shower, double sinks, & a large walk-in closet. A full bath & convenient upper floor laundry complete this level. Enjoy main floor 9' ceilings & 8' doors, plus a SEPARATE SIDE ENTRANCE to the unfinished basement, ideal for future suite potential. Situated on a LARGE LOT with NO rear neighbours, close to schools, parks, shopping, and amenities, this home delivers on style, space, and location. Call this home!

Built in 2025

### Essential Information

MLS® # E4450646

Price \$699,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,170                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 8812 183 Avenue |
| Area        | Edmonton        |
| Subdivision | Klarvatten      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 0S8         |

### Amenities

|                |                                                                                                                                                  |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Closet Organizers, No Animal Home, No Smoking Home, Parking-Extra, Vinyl Windows, See Remarks, HRV System, 9 ft. Basement Ceiling |
| Parking Spaces | 4                                                                                                                                                |
| Parking        | Double Garage Attached                                                                                                                           |

### Interior

|                   |                                                                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, 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, Stone, Vinyl                                                          |
| Exterior Features | Golf Nearby, Playground Nearby, Public Transportation, Schools, See Remarks |
| Roof              | Asphalt Shingles                                                            |
| Construction      | Wood, Stone, Vinyl                                                          |
| Foundation        | Concrete Perimeter                                                          |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 5               |
| Zoning         | Zone 28         |

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Listing information last updated on August 5th, 2025 at 7:32pm MDT