

## \$714,900 - 8824 183 Avenue, Edmonton

MLS® #E4451477

**\$714,900**

5 Bedroom, 3.00 Bathroom, 2,207 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Step into luxury w/this brand new custom-built home in the highly desirable community of College Woods! Designed to impress, the main floor ft. a bright, open-concept layout w/soaring OPEN TO BELOW ceilings in the great rm, a versatile den or 5th bedrm, full bath, & a chef-inspired kitchen complete w/extended cabinetry, QUARTZ island, a full butlerâ€™s pantry/SPICE KITCHEN, & sleek stainless steel appliances. The rear mudroom w/built-in shelving adds smart everyday functionality. Upstairs offers 4 spacious bedrooms plus a generous bonus rm, incl. a show-stopping primary suite w/a CUSTOM feature wall, a spa-like 5-piece ensuite w/a tiled shower, soaker tub, double sinks, & a large walk-in closet. A 2nd full bath & convenient upper laundry complete this level .With 9â€™ ceilings, 8â€™ doors on the main floor, & a SEPARATE SIDE ENTRANCE to the unfinished bsmt (perfect for future suite potential), this home checks every box. Located on a large lot w/NO REAR NEIGHBOURS, close to all amenities, call this home today!



Built in 2025

### Essential Information

MLS® # E4451477

Price \$714,900

|                |                        |
|----------------|------------------------|
| Lease Rate     | \$8                    |
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,207                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 8824 183 Avenue |
| Area        | Edmonton        |
| Subdivision | Klarvatten      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 0S8         |

### Amenities

|                |                                                                                                                                                  |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Ceiling 9 ft., Closet Organizers, Exterior Walls- 2"x6", No Animal Home, No Smoking Home, See Remarks, 9 ft. Basement Ceiling |
| 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, Stone, Vinyl                                                                                                                                        |
| Exterior Features | Golf Nearby, No Back Lane, Not Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks, Partially Fenced |
| Roof              | Asphalt Shingles                                                                                                                                          |
| Construction      | Wood, Stone, Vinyl                                                                                                                                        |
| Foundation        | Concrete Perimeter                                                                                                                                        |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 61               |
| Zoning         | Zone 28          |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 6th, 2025 at 3:02pm MDT