

\$690,000 - 9312 183 Avenue, Edmonton

MLS® #E4454480

\$690,000

4 Bedroom, 4.00 Bathroom, 2,198 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Make Your Dream a Reality in Klarvatten! Discover this stunning brand-new 4-bed, 4-bath walkout home in a mature community. Featuring 9-ft ceilings on all floors, a grand open-to-below living room with fireplace and feature wall, and a chef's kitchen with walk-through pantry (upgradeable to spice kitchen). Includes 2 ensuite bedrooms upstairs, plus a main floor bedroom and full bath—ideal for guests or multi-gen living. Enjoy serene green space views from your deck with gas line for BBQ and elegant glass railings. The unfinished walkout basement with separate side entrance offers potential for a legal suite or personal retreat. All closets feature MDF shelving, laundry is conveniently located upstairs, and the front-attached double garage plus 2 outdoor stalls provide ample parking. Built on a regular lot with multiple side windows. Home is Under Construction and Builder offers buyers for customization—choose your finishes and lighting!

Built in 2025

Essential Information

MLS® # E4454480

Price \$690,000

Bedrooms 4



FRONT ELEVATION

Bathrooms	4.00
Full Baths	4
Square Footage	2,198
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	9312 183 Avenue
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0V1

Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Smart/Program. Thermostat, Walkout Basement, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking Spaces	4
Parking	2 Outdoor Stalls, Double Garage Attached
Is Waterfront	Yes

Interior

Interior Features	ensuite bathroom
Appliances	Builder Appliance Credit
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
----------	-------------

Exterior Features	Park/Reserve, Schools, Street
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Lago Lindo Elementary School
Middle	Florence Hallock School

Additional Information

Date Listed	August 23rd, 2025
Days on Market	49
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 11th, 2025 at 8:47pm MDT