

## \$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	2
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 August 2nd, 2025 at 6:32am MDT