

## \$665,000 - 8815 183 Avenue, Edmonton

MLS® #E4447574

**\$665,000**

4 Bedroom, 4.00 Bathroom, 2,304 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Welcome to this stunning over 2300 sq ft brand new home in College Woods. Featuring 4 spacious bedrooms, including two co-primary suites with ensuites, this home offers both luxury and flexibility. The main floor bedroom doubles as a versatile den, perfect for a home office or guest room. Enjoy the 9-foot ceilings and an impressive open-to-above great room that fills the space with natural light. The chef-inspired kitchen provides ample space for cooking and hosting. Step through the kitchen door to discover a discrete spice kitchen for all your cooking needs, complemented by a professionally curated colour palette and high-end finishes. Upstairs, a large bonus room offers additional space for entertainment or relaxation. With an attached garage and quality craftsmanship throughout, this home blends modern design with practicality. Located in the desirable College Woods community, this move-in ready gem is ideal for growing families or those seeking extra space.

Built in 2025

### Essential Information

MLS® # E4447574

Price \$665,000

Bedrooms 4



Bathrooms	4.00
Full Baths	4
Square Footage	2,304
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	8815 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
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, Playground Nearby, Public Transportation,

	Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 14th, 2025
Days on Market	13
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 July 27th, 2025 at 4:02am MDT