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

MLS® #E4451477

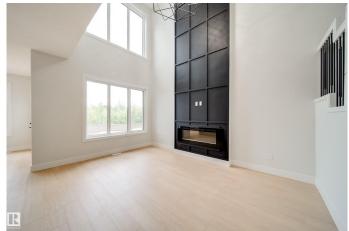
## \$714.900

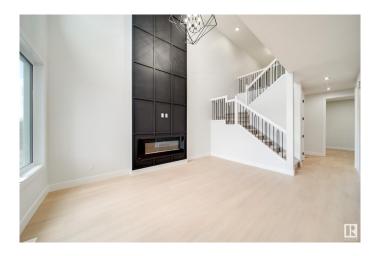
5 Bedroom, 3.00 Bathroom, 2,207 sqft Single Family on 0.00 Acres

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 butler'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 9' ceilings, 8' 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

Parking Double Garage Attached

4

#### 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 70

Zoning Zone 28

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Listing information last updated on October 15th, 2025 at 9:17pm MDT