

# \$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 | 22              |
| Zoning         | Zone 28         |

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Listing information last updated on August 5th, 2025 at 8:02am MDT