# \$663,000 - 8811 183 Avenue, Edmonton

MLS® #E4447572

# \$663,000

3 Bedroom, 4.00 Bathroom, 2,131 sqft Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Welcome to this stunning brand new home in the desirable community of College Woods. Featuring 3 spacious bedrooms, two of which are co-primary's, each w/ its own private ensuite. The main floor showcases soaring 9-foot ceilings, a bright den perfect for a home office, and a striking open-to-above great room filled with natural light. The gourmet kitchen is complemented by a professionally curated colour palette and elegant modern finishes. Upstairs, enjoy a versatile bonus room ideal for relaxing or entertaining. With an attached garage, thoughtfully designed layout, and upscale craftsmanship throughout, this home is perfect for families or multigenerational living. Located in a quiet, family friendly neighbourhood, this move-in ready gem blends luxury with everyday functionality. Don't miss your chance to own in College Woods!

Built in 2025

## **Essential Information**

MLS® # E4447572 Price \$663,000

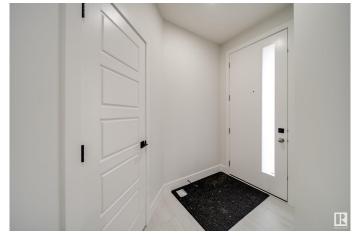
Bedrooms 3

Bathrooms 4.00

Full Baths 4

Square Footage 2,131







Acres 0.00 Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 8811 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, Vinyl Windows

Parking Double Garage Attached

## Interior

Interior Features ensuite bathroom

Appliances See Remarks

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Golf Nearby, No Back Lane, Schools, Shopping Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed July 14th, 2025

Days on Market 1

# Zoning Zone 28

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Listing information last updated on July 14th, 2025 at 9:47pm MDT