

\$663,000 - 8811 183 Avenue, Edmonton

MLS® #E4447572

\$663,000

4 Bedroom, 4.00 Bathroom, 2,250 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 upstairs, two of which are co-primary's, each w/ its own private ensuite. The main floor showcases soaring 9-foot ceilings, a bright main floor bedroom/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. Donâ€™t miss your chance to own in College Woods!

Built in 2025

Essential Information

| | |
|------------|-----------|
| MLS® # | E4447572 |
| Price | \$663,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 4 |



| | |
|----------------|------------------------|
| Square Footage | 2,250 |
| 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 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, Schools, Shopping Nearby, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |

Foundation Concrete Perimeter

Additional Information

Date Listed July 14th, 2025

Days on Market 46

Zoning Zone 28

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Listing information last updated on August 29th, 2025 at 9:17pm MDT