

## \$659,900 - 8743 183 Avenue, Edmonton

MLS® #E4464369

**\$659,900**

5 Bedroom, 3.00 Bathroom, 2,282 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Active Homes proudly presents this brand new 2 storey home in the desirable College Woods. Step inside to soaring OPEN-TO-ABOVE great room ceilings, 9' ceilings on all levels, LUXURY vinyl plank flooring, & eye-catching custom millwork throughout. The chef inspired kitchen impresses w/EXTENDED cabinetry, QUARTZ counters, upgraded tile backsplash, and a FULL butler's pantry/SPICE kitchen, w/a FULL APPLIANCE PACKAGE INCLUDED. The main floor offers a flex office/bedrm, FULL 4pc bath, & a rear mudroom with built-ins + SEPARATE BASEMENT SIDE ENTRANCE for future suite potential. Upstairs find 4 spacious bedrms, 2 full baths, bonus room & laundry room. The stunning primary retreat showcases a stylish custom feature wall & tray ceiling, spa-like 5pc ensuite w/soaker tub, tiled shower, dual sinks + a large WIC. Situated on a sunny south facing yard in a family friendly community near schools, parks, trails & all major amenities, this move in ready home blends luxury, function & location in one perfect package.

Built in 2025

### Essential Information

MLS® # E4464369

Price \$659,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,282                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 8743 183 Avenue |
| Area        | Edmonton        |
| Subdivision | Klarvatten      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 0S8         |

### Amenities

|                |                                                                                                                                                  |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Closet Organizers, No Animal Home, No Smoking Home, Parking-Extra, Vinyl Windows, See Remarks, HRV System, 9 ft. Basement Ceiling |
| Parking Spaces | 4                                                                                                                                                |
| Parking        | Double Garage Attached                                                                                                                           |

### Interior

|                   |                                                                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Stove-Countertop Gas, Washer, See Remarks |
| 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, Playground Nearby, Public Transportation, Schools, See Remarks |
| Roof              | Asphalt Shingles                                                            |
| Construction      | Wood, Stone, Vinyl                                                          |
| Foundation        | Concrete Perimeter                                                          |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 1st, 2025 |
| Days on Market | 4                  |
| Zoning         | Zone 28            |

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Listing information last updated on November 5th, 2025 at 10:02am MST