

## \$665,000 - 8815 183 Avenue, Edmonton

MLS® #E4464487

**\$665,000**

4 Bedroom, 4.00 Bathroom, 2,304 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

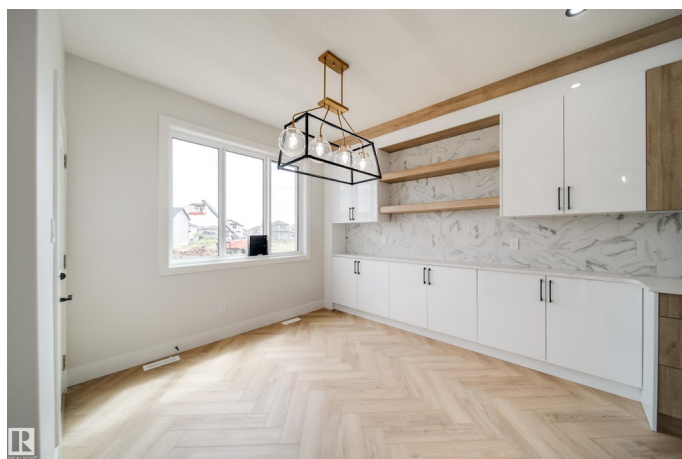
Welcome to this stunning over 2300 sq ft brand new home in College Woods. Featuring 4 spacious bedrooms, including TWO co-primary suites w/ensuites & walk in closets, this home offers both luxury & flexibility. The main floor bedroom doubles as a versatile den, perfect for a home office or guest room. Enjoy the 9-foot ceilings & an impressive OPEN-TO-ABOVE great room that fills the space with natural light. The chef-inspired kitchen provides ample space for cooking & hosting. Step through the kitchen door to discover a discrete SPICE KITCHEN for all your cooking needs, complemented by high-end finishes, like QUARTZ counters, tiled backsplash, & custom millwork & tiled feature walls. Upstairs, a large bonus rm offers additional space for entertainment or relaxation. With an attached garage & 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® # E4464487

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    | November 2nd, 2025 |
| Days on Market | 2                  |
| Zoning         | Zone 28            |

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Listing information last updated on November 4th, 2025 at 1:17am MST