

# \$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                63

Zoning                            Zone 28

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Listing information last updated on September 15th, 2025 at 6:32pm MDT