

## \$659,900 - 9308 183 Avenue, Edmonton

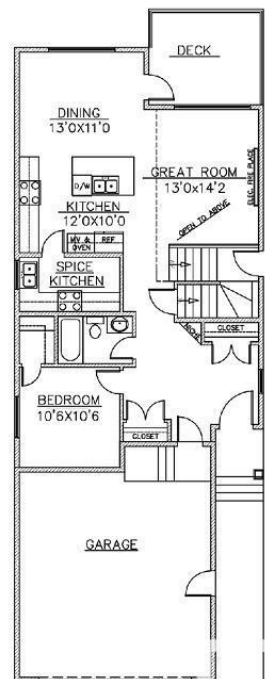
MLS® #E4396972

**\$659,900**

4 Bedroom, 3.00 Bathroom, 2,184 sqft  
Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Get Elegant Home with 4 Bedrooms, 3 Full Washrooms, 2 Living Rooms, Deck, On Regular Lot with Walk Out Basement. This Luxury Lifestyle Single Family Front Attached Garage Home has Main Floor with 9ft Ceiling, Large foyer, Bedroom, 4 Pcs Washroom, Pantry, SPICE KITCHEN & main Kitchen with Quartz Counters, Open to Below Great Room with High Ceiling, Featured Wall & Electric Fire Place installed, Dinning Nook, Huge Windows & fully built Deck with huge open back Green Space view. Stairs with Glass Railings gives Luxurious look. Upper Floor has Huge Master Bedroom with 5 Pcs Ensuite & Walk In Closet with Shelving, 2 Gentlesize Bedrooms with Windows, 4 pcs Washroom, Laundry Room & Family Bonus Room. Side Entrance to Basement. Basement is unfinished & awaits personal touch to develop & has permit to Legal Suite. \$5000 Appliance Credit by builder. Opportunity to select & choose the interiors' styles, colors(flooring, plumbing, wall etc.). The side Windows make Home more bright throughout. A Perfect LUXURY Home...



Main Floor - 1037 sq.ft.

Built in 2024

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4396972  |
| Price  | \$659,900 |

|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,184                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9308 183 Avenue |
| Area        | Edmonton        |
| Subdivision | Klarvatten      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 0V1         |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Hot Water Natural Gas, Walkout Basement, Natural Gas Stove Hookup |
| Parking Spaces | 4   |
| Parking        | 2 Outdoor Stalls, Double Garage Attached  |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | Builder Appliance Credit  |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Wall Mount                |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior          | Wood, Vinyl                        |
| Exterior Features | Park/Reserve, Schools, Stream/Pond |

|              |                    |
|--------------|--------------------|
| Roof         | Vinyl Shingles     |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### School Information

|            |                      |
|------------|----------------------|
| Elementary | LagoLindo Elementary |
| Middle     | Florence Hallock     |
| High       | M.E. LaZerte School  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2024 |
| Days on Market | 296             |
| Zoning         | Zone 28         |



Upper Floor - 1147 sq.ft.

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Listing information last updated on May 3rd, 2025 at 10:47am MDT