

## \$662,500 - 8747 183 Avenue, Edmonton

MLS® #E4464377

**\$662,500**

5 Bedroom, 3.00 Bathroom, 2,304 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

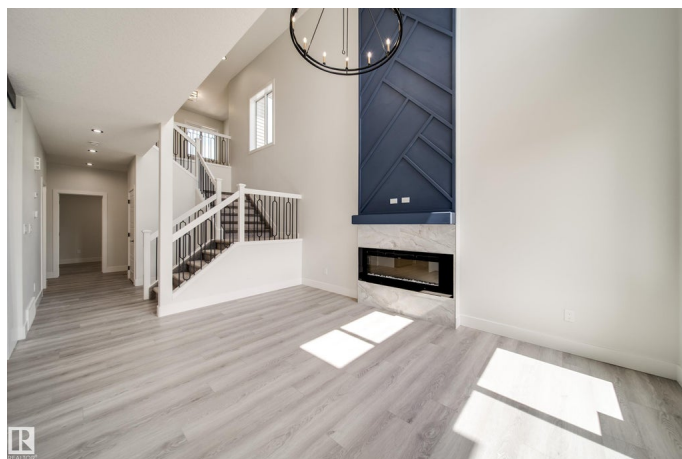
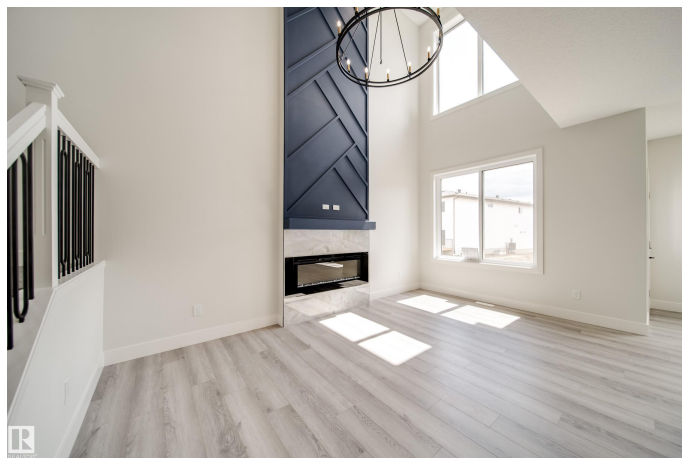
Move-in ready and thoughtfully designed, this brand new 2 storey home blends modern luxury with everyday functionality. Step inside to find 9'™ ceilings, LUXURY vinyl plank flooring, & CUSTOM millwork feature walls that set a refined tone throughout. The OPEN-TO-ABOVE great room fills the main floor with natural light, while a versatile bedroom/office & FULL 3-pc bath add flexibility for guests or family. The chef inspired kitchen impresses with QUARTZ countertops, upgraded EXTENDED cabinetry, SPICE KITCHEN, plus ALL APPLIANCES INCLUDED - perfect for effortless entertaining. Upstairs, discover 4 SPACIOUS bedrooms, including a serene primary retreat with a spa-like ensuite, soaker tub, tiled shower, and generous walk-in closet. A bonus room, convenient laundry, and another full bath complete the level. With a SEPARATE SIDE ENTRANCE for future suite potential and a location in a vibrant, amenity rich community, this home truly delivers on space, style, and sophistication, a place you™ll be proud to call home.

Built in 2025

### Essential Information

MLS® # E4464377

Price \$662,500



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| 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     | 8747 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   | 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, Stone, Vinyl                                              |
| Exterior Features | Golf Nearby, Playground Nearby, Public Transportation, Shopping |

|              |                         |
|--------------|-------------------------|
|              | Nearby, Ski Hill Nearby |
| Roof         | Asphalt Shingles        |
| Construction | Wood, Stone, Vinyl      |
| Foundation   | Concrete Perimeter      |

### **Additional Information**

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

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 5th, 2025 at 2:47am MST