

# \$663,000 - 8811 183 Avenue, Edmonton

MLS® #E4447572

**\$663,000**

4 Bedroom, 4.00 Bathroom, 2,250 sqft  
Single Family on 0.00 Acres

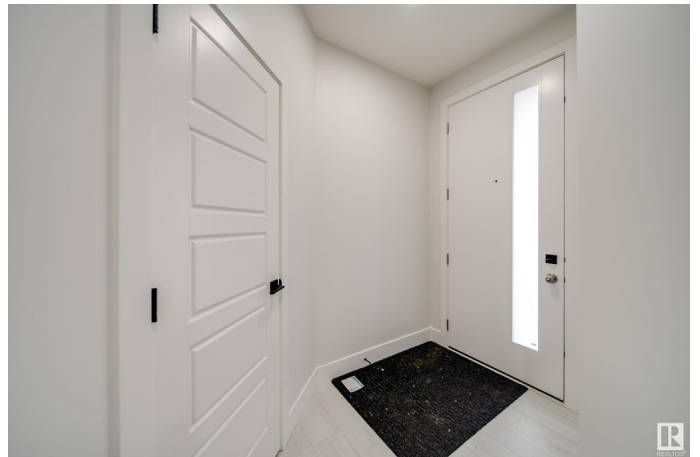
Klarvatten, Edmonton, AB

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. Don'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      35

Zoning                 Zone 28

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Listing information last updated on August 18th, 2025 at 10:18am MDT