

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

MLS® #E4463819

**\$663,000**

4 Bedroom, 4.00 Bathroom, 2,250 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Welcome to livable luxury by Active Homes, where thoughtful design & premium UPGRADES come standard. Greeted by a BRIGHT, open concept floor plan feat. 9' ceilings on all levels, LUXURY vinyl plank flooring, & CUSTOM millwork feature walls that elevate every space. The chef inspired kitchen is the heart of the home, including a FULL APPLIANCE PACKAGE, two toned cabinetry, upgraded tile backsplash, QUARTZ counters, & a SPICE KITCHEN. A main floor bedrm/den offers flexibility for guests or home office, while the OPEN TO ABOVE great room floods the main floor w/natural light. Upstairs, 3 LARGE bedrooms, including dual primary retreats each w/its own private ensuite, plus a SPACIOUS bonus room for movie nights & relaxing. With upscale craftsmanship throughout, a SEPARATE SIDE ENTRY, and a layout ideal for families or multigenerational living, this move in ready home delivers style & function. Located in a quiet, family friendly community surrounded by ponds, parks, trails, and minutes to ALL amenities.

Built in 2025

### Essential Information

MLS® # E4463819

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    | October 28th, 2025 |
| Days on Market | 3                  |
| 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 October 31st, 2025 at 2:32am MDT