

# **\$663,000 - 8803 183 Avenue, Edmonton**

MLS® #E4446189

**\$663,000**

5 Bedroom, 3.00 Bathroom, 2,282 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Active Homes proudly presents this BRAND NEW custom 2 storey in College Woods! Main floor features open concept design, open-to-below ceilings, UPGRADED TILE PACKAGE, MAIN FLOOR bedroom, full 3pc bath, LARGE kitchen w/extended cabinetry, full butlerâ€™s pantry/second kitchen. NEW SS APPLIANCES, rear mudroom with built-in shelving & separate side entrance â€“ ideal for future suite potential! Upstairs offers 4 SPACIOUS BEDROOMS plus bonus room!! Huge primary suite with feature wall, luxurious 5pc spa-like ensuite with soaker tub, double sinks tiled shower & BIG walk-in closet. 3 additional bedrooms, full bath & convenient laundry complete the upper floor. All levels boasting 9Ft ceilings w/ 8ft doors. Located in an excellent family-friendly community close to schools, parks, shopping & all major amenities. This stunning brand new home combines style, function & location. Move in and enjoy your dream home today!

Built in 2025

## **Essential Information**

MLS® #	E4446189
Price	\$663,000
Bedrooms	5
Bathrooms	3.00



Full Baths	3
Square Footage	2,282
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	8803 183 Avenue
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 2K6

### Amenities

Amenities	Ceiling 9 ft., See Remarks
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Golf Nearby, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 6th, 2025
Days on Market	14
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 July 20th, 2025 at 6:47pm MDT