

## \$599,900 - 8836 183 Ave, Edmonton

MLS® #E4456823

**\$599,900**

3 Bedroom, 2.50 Bathroom, 2,173 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Welcome to Klarvatten! This 2022 corner-lot home features 3 bedrooms + den, a separate side entrance, walk-in closets, oversized garage, and modern finishes. Close to Henday, trails, shopping, and parks—move-in ready with style and space!

Built in 2022

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4456823               |
| Price          | \$599,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,173                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |              |
|-------------|--------------|
| Address     | 8836 183 Ave |
| Area        | Edmonton     |
| Subdivision | Klarvatten   |



|             |          |
|-------------|----------|
| City        | Edmonton |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T5Z 0S8  |

### **Amenities**

|                |                                                                      |
|----------------|----------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Detectors Smoke, Hot Water Natural Gas, Parking-Extra |
| Parking Spaces | 6                                                                    |
| Parking        | Double Garage Attached                                               |

### **Interior**

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

### **Exterior**

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                   |
| Exterior Features | Corner Lot, Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                              |
| Construction      | Wood, Vinyl                                                   |
| Foundation        | Concrete Perimeter                                            |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 21                  |
| 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 September 29th, 2025 at 8:47pm MDT