

# \$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 butler’s pantry/second kitchen. NEW SS APPLIANCES, rear mudroom with built-in shelving & separate side entrance – 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 | 28             |
| Zoning         | Zone 28        |

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Listing information last updated on August 3rd, 2025 at 10:47am MDT