Courtesy Of Chris K Karampelas And Jennifer L Kitzan Mohammed Of MaxWell Polaris

$699,900 - 8812 183 Avenue, Edmonton

MLS® #E4450646

$699,900
5 Bedroom, 3.00 Bathroom, 2,170 sqft
Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Welcome to this stunning BRAND NEW home in the sought after community of College Woods! The main floor showcases a BRIGHT, open-concept layout w/soaring open-to-below ceilings in the great rm, a versatile den/5th bedroom, full bath, & a stylish kitchen with EXTENDED cabinetry, dbl WATERFALL ISLAND, full butlerâ€™s pantry/SPICE KITCHEN, and brand new stainless steel appliances. A rear mudroom with built-in shelving adds everyday convenience. Upstairs, you'll find 4 spacious bedrms plus a bonus room, incld. a luxurious primary suite w/ a FEATURE wall, spa-inspired 5-piece ensuite with a SOAKER TUB, tiled shower, double sinks, & a large walk-in closet. A full bath & convenient upper floor laundry complete this level. Enjoy main floor 9' ceilings & 8' doors, plus a SEPARATE SIDE ENTRANCE to the unfinished basement,ideal for future suite potential. Situated on a LARGE LOT with NO rear neighbours, close to schools, parks, shopping, and amenities, this home delivers on style, space, and location. Call this home!

Built in 2025

Essential Information

MLS® #	E4450646
Price	$699,900

Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,170
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	8812 183 Avenue
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0S8

Amenities

Amenities	Ceiling 9 ft., Closet Organizers, No Animal Home, No Smoking Home, Parking-Extra, Vinyl Windows, See Remarks, HRV System, 9 ft. Basement Ceiling
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-Countertop Gas, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Golf Nearby, Playground Nearby, Public Transportation, Schools, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 31st, 2025
Days on Market	88
Zoning	Zone 28

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Listing information last updated on October 27th, 2025 at 3:02pm MDT