

Courtesy Of Suhani Bharwad Of Initia Real Estate

# \$630,000 - 8836 183 Avenue, Edmonton

MLS® #E4431231

**\$630,000**

3 Bedroom, 2.50 Bathroom, 2,156 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Welcome to this stunning 2022-built regular Lot corner unit in the sought-after community of Klarvatten ! Sitting on a huge lot, this home offers the perfect blend of space, style, and location. With 3 Bedrooms + DEN, thereâ€™s room for the whole familyâ€™and more! Enjoy the convenience of a separate side entrance, ideal for future basement development/ added privacy. The home features premium vinyl flooring, carpet finishes, fresh paint giving it a bright, modern feel. Each bedroom boasts large windows, for TONS of natural light as well WALK in Closets. The oversized double garage offers ample space for parking as it has massive frontage & storage, while the elegant Eldorado stone exterior adds incredible curb appeal. The kitchen comes fully equipped with all appliances included, making this home move-in ready. Located just 5 minutes from the Henday, commuting is a breeze. Plus, youâ€™re just steps away from walking trails, shopping, pond, green space, and parksâ€™perfect for active lifestyles and family fun!

Built in 2022

## Essential Information

MLS® # E4431231

Price \$630,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,156                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 8836 183 Avenue |
| 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-Visitor |
| 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          | None, No Basement   |

### **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            April 16th, 2025

Days on Market        5

Zoning                    Zone 28

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Listing information last updated on April 21st, 2025 at 4:02pm MDT