

## \$699,999 - 9104 183 Avenue, Edmonton

MLS® #E4446685

**\$699,999**

6 Bedroom, 3.50 Bathroom, 1,987 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

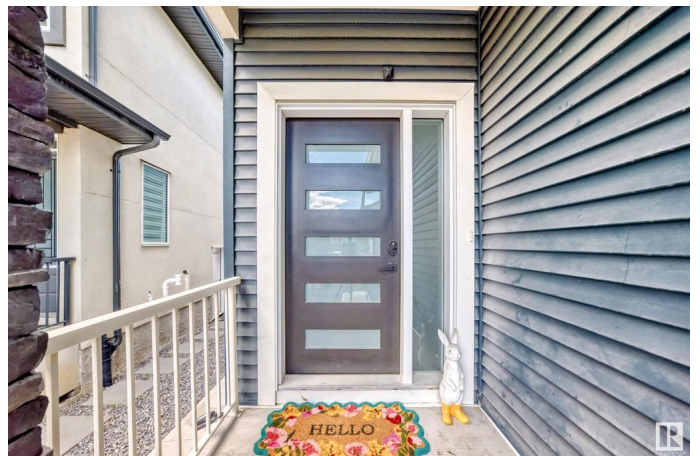
Nested in the prestigious community of College Woods in Klarvatten is this EXQUISITE, MOVE IN READY, custom built almost 2000 sq ft home. This impressive single family home features 6 Bedrooms, 3.5 Baths, 9'ft ceiling throughout the home, Triple Pane windows, Main floor bedrm and a LEGAL BASEMENT SUITE. Coming into the very spacious living area with abundance of natural lights to enjoy time with friends & family with the large gourmet kitchen that makes your cooking both entertaining and exciting. The powder room completes the main floor. Upstairs, unwind in the spacious bonus room, tackle laundry with ease, and retreat to your luxurious primary suite with walk-in closet and spa-like 5pc ensuite with dual sinks, a soaker tub, and glass shower, 2 other bedrooms with a 4 piece bathroom completes the second floor. The fully finished basement suite is a perfect mortgage helper comes with 2 bedrooms, 1 bath, second kitchen and laundry. Mins away from Anthony Hndy, Schs, malls and all other amenities. MUST SEE!

Built in 2021

### Essential Information

MLS® # E4446685

Price \$699,999



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,987                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9104 183 Avenue |
| Area        | Edmonton        |
| Subdivision | Klarvatten      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 0S6         |

### Amenities

|           |                                                                        |
|-----------|------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, See Remarks |
| Parking   | Double Garage Attached                                                 |

### Interior

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                       |
| Appliances        | Hood Fan, Microwave Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Electric, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                              |
| Stories           | 3                                                                                                                                      |
| Has Suite         | Yes                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                    |
| Basement          | Full, Finished                                                                                                                         |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                       |
| Construction      | Wood, Vinyl                                                                            |
| Foundation        | Concrete Perimeter                                                                     |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 9th, 2025 |
| Days on Market | 25             |
| Zoning         | Zone 28        |

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Listing information last updated on August 2nd, 2025 at 9:31pm MDT