# \$690,000 - 9312 183 Avenue, Edmonton

MLS® #E4454480

### \$690,000

4 Bedroom, 4.00 Bathroom, 2,198 sqft Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Make Your Dream a Reality in Klarvatten! Discover this stunning brand-new 4-bed, 4-bath walkout home in a mature community. Featuring 9-ft ceilings on all floors, a grand open-to-below living room with fireplace and feature wall, and a chef's kitchen with walk-through pantry (upgradeable to spice kitchen). Includes 2 ensuite bedrooms upstairs, plus a main floor bedroom and full bathâ€"ideal for guests or multi-gen living. Enjoy serene green space views from your deck with gas line for BBQ and elegant glass railings. The unfinished walkout basement with separate side entrance offers potential for a legal suite or personal retreat. All closets feature MDF shelving, laundry is conveniently located upstairs, and the front-attached double garage plus 2 outdoor stalls provide ample parking. Built on a regular lot with multiple side windows. Home is Under Construction and Builder offers buyers for customizationâ€"choose your finishes and lighting!

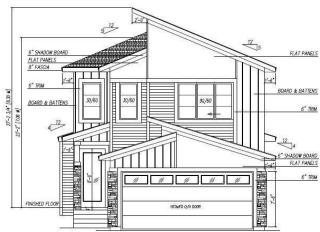
Built in 2025

#### **Essential Information**

MLS® # E4454480 Price \$690,000

Bedrooms 4





FRONT ELEVATION

Bathrooms 4.00

Full Baths 4

Square Footage 2,198

Acres 0.00 Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 9312 183 Avenue

Area Edmonton
Subdivision Klarvatten
City Edmonton
County ALBERTA

Province AB

Postal Code T5Z 0V1

## **Amenities**

Amenities Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke,

Smart/Program. Thermostat, Walkout Basement, Natural Gas BBQ

Hookup, 9 ft. Basement Ceiling

Parking Spaces 4

Parking 2 Outdoor Stalls, Double Garage Attached

Is Waterfront Yes

#### Interior

Interior Features ensuite bathroom

Appliances Builder Appliance Credit

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Mantel

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Park/Reserve, Schools, Strea

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **School Information**

Elementary Lago Lindo Elementary Scho

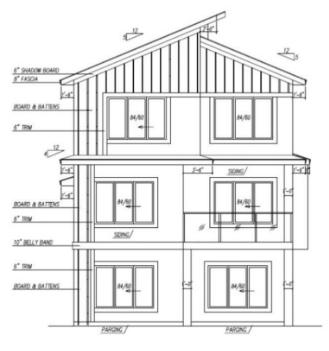
Middle Florence Hallock School

### **Additional Information**

Date Listed August 23rd, 2025

Days on Market 67

Zoning Zone 28



REAR ELEVATION

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Listing information last updated on October 29th, 2025 at 9:32am MDT