

Courtesy Of Kyle A Rossiter Of MaxWell Polaris

## \$699,000 - 9236 183 Avenue, Edmonton

MLS® #E4418671

### \$699,000

5 Bedroom, 4.00 Bathroom, 2,300 sqft  
Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Welcome home to your beautiful new Top Rock Home in College Woods. 2300 sq ft of luxury finishes over two levels. Incredible kitchen with tons of cabinetry, high end appliances and a spice kitchen. Gorgeous 2'x2' ceramic tile and quartz counters throughout. Great room, with electric fireplace and soaring ceilings. Upstairs you have laundry, bonus room, 3 full bathrooms and 4 bedrooms. On the main you have a 5th bedroom or den and a 4th full bath. All this and a full, walk out basement backing onto greenspace. You will never have a rear neighbour. New home warranty for that peace of mind. This home won't last long. Come see it today!

Built in 2025

### Essential Information

MLS® #	E4418671
Price	\$699,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,300
Acres	0.00
Year Built	2025
Type	Single Family



Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	9236 183 Avenue
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0S6

### **Amenities**

Amenities	Ceiling 9 ft., Deck, Walkout Basement, 9 ft. Basement Ceiling
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Garage Opener, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Heatilator/Fan
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Golf Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	January 20th, 2025
Days on Market	70
Zoning	Zone 28

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Listing information last updated on March 31st, 2025 at 4:17pm MDT