

Courtesy Of Kyle A Rossiter Of MaxWell Polaris

# \$699,000 - 9232 183 Avenue, Edmonton

MLS® #E4420281

## \$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. Loads of stunning finish work in areas such as the primary bedrooms, bonus room and living room. 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. New home warranty for peace of mind. This home won't last long. Come see it today!

Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4420281  |
| 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     | 9232 183 Avenue |
| Area        | Edmonton        |
| Subdivision | Klarvatten      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 0S6         |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck, Walkout Basement |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                  |
| Fireplaces        | Heatilator/Fan, Tile Surround                                                                                                                        |
| Stories           | 2                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                  |
| Basement          | Full, Unfinished                                                                                                                                     |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Stone, Vinyl |
| Exterior Features | Shopping Nearby    |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl |
| Foundation        | Concrete Perimeter |

### Additional Information

Date Listed February 4th, 2025

Days on Market 73

Zoning Zone 28

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Listing information last updated on April 18th, 2025 at 5:17pm MDT