

## \$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 bath—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 customization—choose your finishes and lighting!

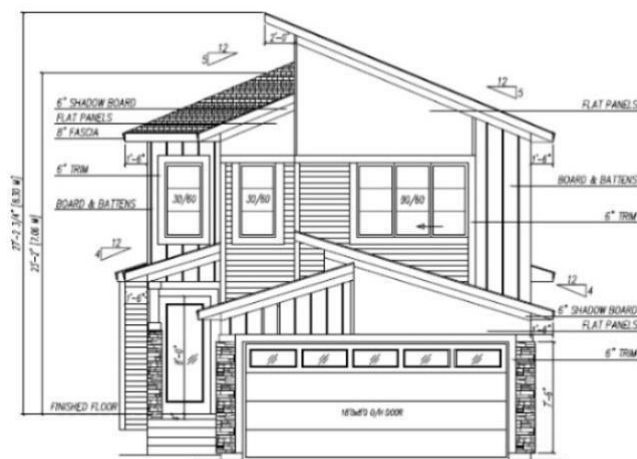
Built in 2025

### Essential Information

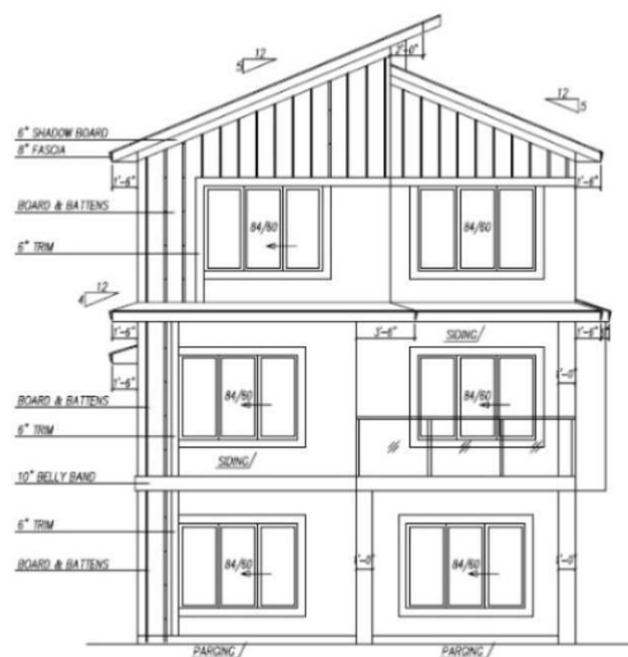
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Price \$690,000

Bedrooms 4



FRONT ELEVATION



REAR 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
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Exterior Features	Park/Reserve, Schools, Stream/Pond
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	1
Zoning	Zone 28

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Listing information last updated on August 24th, 2025 at 5:47am MDT