

# **\$630,000 - 8836 183 Avenue, Edmonton**

---

MLS® #E4431231

**\$630,000**

3 Bedroom, 2.50 Bathroom, 2,156 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Welcome to this stunning 2022-built regular Lot corner unit in the sought-after community of Klarvatten ! Sitting on a huge lot, this home offers the perfect blend of space, style, and location. With 3 Bedrooms + DEN, thereâ€™s room for the whole familyâ€™and more! Enjoy the convenience of a separate side entrance, ideal for future basement development/ added privacy. The home features premium vinyl flooring, carpet finishes, fresh paint giving it a bright, modern feel. Each bedroom boasts large windows, for TONS of natural light as well WALK in Closets. The oversized double garage offers ample space for parking as it has massive frontage & storage, while the elegant Eldorado stone exterior adds incredible curb appeal. The kitchen comes fully equipped with all appliances included, making this home move-in ready. Located just 5 minutes from the Henday, commuting is a breeze. Plus, youâ€™re just steps away from walking trails, shopping, pond, green space, and parksâ€™perfect for active lifestyles and family fun!

Built in 2022

## **Essential Information**

MLS® # E4431231

Price \$630,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,156
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	8836 183 Avenue
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0S8

### Amenities

Amenities	Ceiling 9 ft., Detectors Smoke, Hot Water Natural Gas, Parking-Extra, Parking-Visitor
Parking Spaces	6
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Playground Nearby, Public Transportation, Schools

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 16th, 2025
Days on Market	61
Zoning	Zone 28

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 16th, 2025 at 11:47am MDT