

Courtesy Of Kyle A Rossiter Of MaxWell Polaris

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

MLS® #E4443600

**\$699,000**

5 Bedroom, 4.00 Bathroom, 2,412 sqft  
Single Family on 0.00 Acres

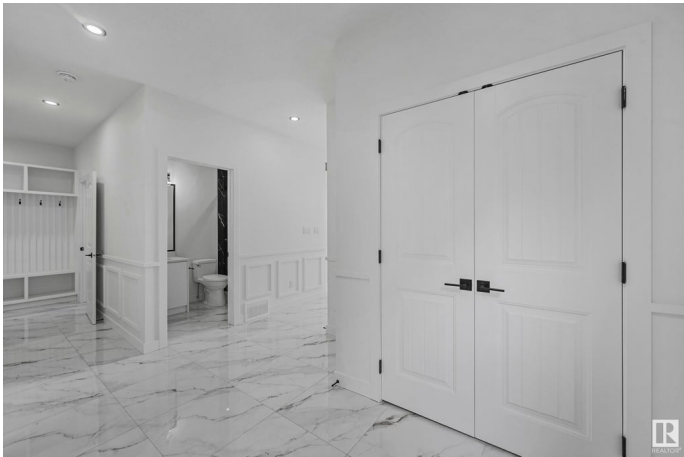
Klarvatten, Edmonton, AB

Welcome home to your beautiful new Top Rock Home in College Woods. 2412 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® #         | E4443600  |
| Price          | \$699,000 |
| Bedrooms       | 5         |
| Bathrooms      | 4.00      |
| Full Baths     | 4         |
| Square Footage | 2,412     |
| 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      | Ceiling 9 ft., Deck, Walkout Basement, 9 ft. Basement Ceiling |
| Parking Spaces | 4                                                             |
| Parking        | Double Garage Attached                                        |

### Interior

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

### Exterior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                       |
| Exterior Features | Cross Fenced, Golf Nearby, No Back Lane, Not Landscaped, Shopping Nearby |
| Roof              | Asphalt Shingles                                                         |
| Construction      | Wood, Stone, Vinyl                                                       |
| Foundation        | Concrete Perimeter                                                       |

### Additional Information

Date Listed June 20th, 2025

Days on Market 44

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 August 3rd, 2025 at 11:32am MDT