

## \$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

MLS® # E4454480

Price \$690,000

Bedrooms 4



FRONT 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 |
|----------|-------------|

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Park/Reserve, Schools, Streets |
| Roof              | Asphalt Shingles               |
| Construction      | Wood, Vinyl                    |
| Foundation        | Concrete Perimeter             |

### School Information

|            |                              |
|------------|------------------------------|
| Elementary | Lago Lindo Elementary School |
| Middle     | Florence Hallock School      |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 23rd, 2025 |
| Days on Market | 53                |
| Zoning         | Zone 28           |



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Listing information last updated on October 15th, 2025 at 11:33am MDT