

## \$715,000 - 8511 183 Avenue, Edmonton

MLS® #E4463147

**\$715,000**

5 Bedroom, 2.50 Bathroom, 2,153 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

This WALKOUT CORNER lot home backing a green space, offers thoughtful design w/premium UPGRADED finishes like 9' ceilings, 8' doors, LUXURY vinyl plank, MDF shelving & custom millwork feature walls. A bright, open-concept main floor impresses w/an open-to-above great room, & a versatile main floor bedrm/office paired w/a convenient powder room. Chef's kitchen showcases QUARTZ countertops, UPGRADED extended cabinetry, & a WALK-THRU pantry connecting to a functional mudroom w/built-in shelving & bench, ideal for families on the go & busy mornings. Upstairs find 4 spacious bedrms, incld. a serene primary retreat complete w/a 4piece spa-like ensuite, tile surround shower & generous WIC. An additional full bath, SPACIOUS bonus rm & laundry complete the upper level. SEPARATE SIDE ENTRY to the unfinished basement awaits your personal touches. Perfectly located in a desirable, amenity-rich community, this home offers the perfect balance of space, style, and sophistication - truly a place you'll love to call home.

Built in 2025

### Essential Information

MLS® # E4463147

Price \$715,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,153                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 8511 183 Avenue |
| Area        | Edmonton        |
| Subdivision | Klarvatten      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 0X5         |

### Amenities

|                |                                                                                                                                  |
|----------------|----------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Deck, Exterior Walls- 2"x6", Hot Water Instant, Walkout Basement, See Remarks, HRV System, 9 ft. Basement Ceiling |
| Parking Spaces | 4                                                                                                                                |
| Parking        | Double Garage Attached, Over Sized                                                                                               |

### Interior

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

### Exterior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                         |
| Exterior Features | Backs Onto Park/Trees, Corner Lot, Fenced, Schools, Shopping Nearby,<br>See Remarks |
| Roof              | Asphalt Shingles                                                                    |
| Construction      | Wood, Vinyl                                                                         |
| Foundation        | Concrete Perimeter                                                                  |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 22nd, 2025 |
| Days on Market | 21                 |
| Zoning         | Zone 28            |

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Listing information last updated on November 12th, 2025 at 3:47am MST