

Courtesy Of Eazy Obembe Of Sterling Real Estate

## \$699,999 - 9104 183 Avenue, Edmonton

MLS® #E4446685

**\$699,999**

6 Bedroom, 3.50 Bathroom, 1,987 sqft  
Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Nested in the prestigious community of College Woods in Klarvatten is this EXQUISITE, MOVE IN READY, custom built almost 2000 sq ft home. This impressive single family home features 6 Bedrooms, 3.5 Baths, 9'ft ceiling throughout the home, Triple Pane windows, Main floor bedrm and a LEGAL BASEMENT SUITE. Coming into the very spacious living area with abundance of natural lights to enjoy time with friends & family with the large gourmet kitchen that makes your cooking both entertaining and exciting. The powder room completes the main floor. Upstairs, unwind in the spacious bonus room, tackle laundry with ease, and retreat to your luxurious primary suite with walk-in closet and spa-like 5pc ensuite with dual sinks, a soaker tub, and glass shower, 2 other bedrooms with a 4 piece bathroom completes the second floor. The fully finished basement suite is a perfect mortgage helper comes with 2 bedrooms, 1 bath, second kitchen and laundry. Mins away from Anthony Hndy, Schs, malls and all other amenities. MUST SEE!

Built in 2021

### Essential Information

MLS® #	E4446685
Price	\$699,999



Bedrooms	6
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,987
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	9104 183 Avenue
Area	Edmonton
Subdivision	Klarvatten
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Z 0S6

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Hood Fan, Microwave Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Electric, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
----------	-------------

Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 9th, 2025
Days on Market	3
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 July 12th, 2025 at 1:02pm MDT