

## \$679,000 - 8515 183 Avenue, Edmonton

MLS® #E4463823

**\$679,000**

4 Bedroom, 2.50 Bathroom, 2,013 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

This SOUTH-FACING, WALKOUT home backing a green space, offers thoughtful design with premium UPGRADED finishes like 9â€™™ ceilings, 8' doors, LUXURY vinyl plank, MDF shelving & custom millwork feature walls. A bright, open-concept main floor impresses with an open-to-above great room, & a versatile main floor bedroom/office paired with a convenient powder room. The chefâ€™™s kitchen showcases QUARTZ countertops, UPGRADED extended cabinetry, & a WALK-IN pantry. Upstairs, find 3 spacious bedrooms, including a serene primary retreat complete with a 5 piece spa-like ensuite, tile surround shower, tub, & generous WIC filled with NATURAL LIGHT. Down the hall, find an additional full bath, SPACIOUS bonus room & a large laundry room with a SINK. A SEPARATE SIDE ENTRY to the unfinished basement awaits future development. Perfectly located in a desirable, amenity-rich community, this home offers the perfect balance of space, style, and sophistication - make it HOME today!

Built in 2025

### Essential Information

MLS® # E4463823

Price \$679,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,013                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 8515 183 Avenue |
| Area        | Edmonton        |
| Subdivision | Klarvatten      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 0G6         |

### Amenities

|                |                                                                                                                                                                                                                           |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Instant, No Animal Home, No Smoking Home, Walkout Basement, See Remarks, HRV System, 9 ft. Basement Ceiling |
| Parking Spaces | 4                                                                                                                                                                                                                         |
| Parking        | Double Garage Attached                                                                                                                                                                                                    |

### Interior

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

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Basement          | Full, Unfinished                                                                  |
| <b>Exterior</b>   |                                                                                   |
| Exterior          | Wood, Vinyl                                                                       |
| Exterior Features | Backs Onto Park/Trees, Fenced, Golf Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                  |
| Construction      | Wood, Vinyl                                                                       |
| Foundation        | Concrete Perimeter                                                                |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 28th, 2025 |
| Days on Market | 4                  |
| Zoning         | Zone 28            |

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Listing information last updated on November 1st, 2025 at 6:47pm MDT