

## \$659,900 - 9308 183 Avenue, Edmonton

MLS® #E4396972

**\$659,900**

4 Bedroom, 3.00 Bathroom, 2,184 sqft  
Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Get Elegant Home with 4 Bedrooms, 3 Full Washrooms, 2 Living Rooms, Deck, On Regular Lot with Walk Out Basement. This Luxury Lifestyle Single Family Front Attached Garage Home has Main Floor with 9ft Ceiling, Large foyer, Bedroom, 4 Pcs Washroom, Pantry, SPICE KITCHEN & main Kitchen with Quartz Counters, Open to Below Great Room with High Ceiling, Featured Wall & Electric Fire Place installed, Dinning Nook, Huge Windows & fully built Deck with huge open back Green Space view. Stairs with Glass Railings gives Luxurious look. Upper Floor has Huge Master Bedroom with 5 Pcs Ensuite & Walk In Closet with Shelving, 2 Gentlesize Bedrooms with Windows, 4 pcs Washroom, Laundry Room & Family Bonus Room. Side Entrance to Basement. Basement is unfinished & awaits personal touch to develop & has permit to Legal Suite. \$5000 Appliance Credit by builder. Opportunity to select & choose the interiors' styles, colors(flooring, plumbing, wall etc.). The side Windows make Home more bright throughout. A Perfect LUXURY Home...



Main Floor - 1037 sq.ft.

Built in 2024

### Essential Information

MLS® #	E4396972
Price	\$659,900

Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,184
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	9308 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, Hot Water Natural Gas, Walkout Basement, Natural Gas Stove Hookup
Parking Spaces	4
Parking	2 Outdoor Stalls, Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Builder Appliance Credit
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Park/Reserve, Schools, Stream/Pond

Roof	Vinyl Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	LagoLindo Elementary
Middle	Florence Hallock
High	M.E. LaZerte School

### Additional Information

Date Listed	July 11th, 2024
Days on Market	291
Zoning	Zone 28



Upper Floor - 1147 sq.ft.

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