

\$579,998 - 8468 183 Avenue, Edmonton

MLS® #E4430545

\$579,998

3 Bedroom, 2.50 Bathroom, 2,153 sqft
Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Welcome to the “Columbia” built by the award winning Pacesetter homes and is located on a quiet street in the heart of north Edmonton This unique property in College Woods at Lakeview offers nearly 2200sq ft of living space. The main floor features a large front entrance which has a large flex room next to it which can be used a bedroom/ office if needed, as well as an open kitchen with quartz counters, and a large walkthrough pantry that is leads through to the mudroom and garage. Large windows allow natural light to pour in throughout the house. Upstairs you™ll find 4 large bedrooms and a good sized bonus room. This is the perfect place to call home. This home also has a side separate entrance perfect for a future basement suite. *** Home is under construction and will be complete by the end of September the photos being used are from a similar home recently built colors may vary ***

Built in 2025

Essential Information

| | |
|------------|-----------|
| MLS® # | E4430545 |
| Price | \$579,998 |
| Bedrooms | 3 |
| 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 | 8468 183 Avenue |
| Area | Edmonton |
| Subdivision | Klarvatten |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5Z 0S8 |

Amenities

| | |
|-----------|------------------------|
| Amenities | See Remarks |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Garage Control, Garage Opener, See Remarks |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Golf Nearby, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed April 11th, 2025

Days on Market 20

Zoning Zone 28

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Listing information last updated on May 1st, 2025 at 4:32pm MDT