

## \$849,900 - 9219 183 Avenue, Edmonton

MLS® #E4461652

**\$849,900**

5 Bedroom, 4.00 Bathroom, 2,442 sqft

Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

### STUNNING EXECUTIVE WALKOUT!

Perfectly positioned in prestigious Klarvatten, this spectacular 2-storey with a LEGAL SUITE exudes modern elegance & exceptional craftsmanship. Designed for luxury living, it features rich flooring, A/C, duel furnace, designer lighting & a stunning custom floor plan with architectural details. The chef's kitchen is a dream—premium 2-tone cabinetry, quartz counters, butler's pantry, island, breakfast bar, & top-of-the-line appliances. The open dining area leads to a massive deck with scenic walking trails, while the great room impresses with large windows & a sleek linear fireplace. A versatile office/bedroom, elegant bath, & custom mudroom complete the main level. Upstairs offers a stylish bonus room, laundry, & 3 bedrooms including a serene primary suite & spa-inspired ensuite. The bright, luxury legal suite below features a modern white kitchen, quartz counters, w/out patio to a SOUTH backyard. HEATED o/s garage, huge driveway & pristine landscaping—TRULY A TURN KEY HOME!

Built in 2021

### Essential Information

MLS® # E4461652

Price \$849,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,442                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9219 183 Avenue |
| Area        | Edmonton        |
| Subdivision | Klarvatten      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 0S6         |

### Amenities

|                |                                                                     |
|----------------|---------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Deck, Detectors Smoke, Walkout Basement, See Remarks |
| Parking Spaces | 4                                                                   |
| Parking        | Double Garage Attached                                              |

### Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                               |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Microwave Hood Fan, Washer, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-2, Natural Gas                                                                                      |
| Fireplace         | Yes                                                                                                            |
| Fireplaces        | Insert                                                                                                         |
| Stories           | 3                                                                                                              |
| Has Suite         | Yes                                                                                                            |
| Has Basement      | Yes                                                                                                            |
| Basement          | Full, Finished                                                                                                 |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Exterior Features | Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                        |
| Construction      | Wood, Stone, Vinyl                                                                      |
| Foundation        | Concrete Perimeter                                                                      |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 8th, 2025 |
| Days on Market | 23                |
| Zoning         | Zone 28           |

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Listing information last updated on October 31st, 2025 at 8:17pm MDT