

# \$650,000 - 9207 183 Avenue, Edmonton

MLS® #E4448742

## \$650,000

4 Bedroom, 3.00 Bathroom, 1,456 sqft  
Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Welcome to this stunning 1,456 sq. ft. bungalow by Art Homes, located in the desirable Klarvatten community. This 4-bed, 3-bath home offers a bright living room with a tile surround electric fireplace, flowing into the dining area and spacious kitchen featuring a large center island, ample storage, and stainless steel appliances. The main floor includes a laundry room and a serene primary suite with a spa-like ensuite, soaker tub, and dual sinks. The fully finished basement boasts a large rec room, two bedrooms, a 4-piece bath, a second laundry room, and ample storage. Enjoy a fenced yard with a backing walking path featuring trees and a runoff area. Located near parks, schools, and grocery stores, this home offers a perfect blend of comfort, space, and convenience.

Built in 2023

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4448742  |
| Price          | \$650,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,456     |
| Acres          | 0.00      |
| Year Built     | 2023      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9207 183 Avenue |
| Area        | Edmonton        |
| Subdivision | Klarvatten      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 0S6         |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                    |
| Appliances        | Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric, Dryer-Two, Washers-Two |
| Heating           | Forced Air-1, Natural Gas                                                           |
| Fireplace         | Yes                                                                                 |
| Fireplaces        | Tile Surround                                                                       |
| Stories           | 2                                                                                   |
| Has Basement      | Yes                                                                                 |
| Basement          | Full, Finished                                                                      |

### Exterior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                         |
| Exterior Features | Backs Onto Park/Trees, Fenced, No Back Lane, Park/Reserve, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                    |
| Construction      | Wood, Vinyl                                                                         |
| Foundation        | Concrete Perimeter                                                                  |

### School Information

|            |                        |
|------------|------------------------|
| Elementary | Lago Lindo School      |
| Middle     | Dickinsfield School    |
| High       | Queen Elizabeth School |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 39              |
| 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 August 26th, 2025 at 7:47am MDT