# \$572,247 - 8504 183 Avenue, Edmonton

MLS® #E4445032

#### \$572,247

3 Bedroom, 2.50 Bathroom, 1,903 sqft Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Welcome to the "Willow" built by the award-winning builder Pacesetter homes and is located in the heart of College Woods at Lakeview and just steps to the walking trails. As you enter the home you are greeted by luxury vinyl plank flooring throughout the great room, kitchen, and the breakfast nook. Your large kitchen features tile back splash, an island a flush eating bar, quartz counter tops and an undermount sink. Just off of the kitchen and tucked away by the front entry is a 2 piece powder room. Upstairs is the master's retreat with a large walk in closet and a 4-piece en-suite. The second level also include 2 additional bedrooms with a conveniently placed center bonus room and a main 4-piece bathroom. Close to all amenities and easy access to Manning Drive and to the Anthony Henday.\*\*\*Home is under construction and will be complete by the end of September and the photos used are from the same exact layout but colors may vary\*\*\*



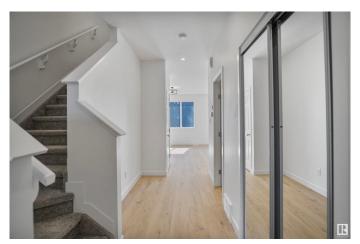
#### **Essential Information**

MLS® # E4445032 Price \$572,247

Bedrooms 3
Bathrooms 2.50







Full Baths 2
Half Baths 1

Square Footage 1,903 Acres 0.00 Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 8504 183 Avenue

Area Edmonton
Subdivision Klarvatten
City Edmonton
County ALBERTA

Province AB

Postal Code T5Z 0L5

#### **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 June 29th, 2025

Days on Market 5

Zoning Zone 28

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Listing information last updated on July 4th, 2025 at 5:32pm MDT