

# \$715,000 - N/A, Edmonton

MLS® #E4448871

**\$715,000**

5 Bedroom, 4.00 Bathroom, 2,302 sqft  
Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Stunning NEW TopRock Home in College Woods! Welcome to 2413.67 Sq ft of luxury living across two beautifully designed levels. This home features an extended chef's kitchen with an abundance of cabinetry, high-end appliances, and a separate spice kitchen. This house comes with 5 bedrooms and 4 bathrooms with spacious living room open to above concept. Enjoy the added benefit of a full walk-out basement backing onto lush greenery. Plus, the new home warranty offers added peace of mind.

Built in 2025

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4448871               |
| Price          | \$715,000              |
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,302                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

## Community Information



|             |            |
|-------------|------------|
| Address     | N/A        |
| Area        | Edmonton   |
| Subdivision | Klarvatten |
| City        | Edmonton   |
| County      | ALBERTA    |
| Province    | AB         |
| Postal Code | T5Z 0V1    |

### **Amenities**

|           |                                                               |
|-----------|---------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Deck, Walkout Basement, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                                        |

### **Interior**

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                 |
| Appliances        | Dishwasher-Built-In, Garage Control, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Stove-Gas |
| Heating           | Forced Air-1, Natural Gas                                                                                                        |
| Stories           | 2                                                                                                                                |
| Has Basement      | Yes                                                                                                                              |
| Basement          | Full, Unfinished                                                                                                                 |

### **Exterior**

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                       |
| Exterior Features | Cross Fenced, Golf Nearby, No Back Lane, Not Landscaped, Shopping Nearby |
| Roof              | Asphalt Shingles                                                         |
| Construction      | Wood, Stone, Vinyl                                                       |
| Foundation        | Concrete Perimeter                                                       |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 21st, 2025 |
| Days on Market | 18              |
| Zoning         | Zone 28         |

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Listing information last updated on August 8th, 2025 at 3:02am MDT