

# \$419,900 - 18032 85 Street, Edmonton

MLS® #E4448306

## \$419,900

3 Bedroom, 2.50 Bathroom, 1,474 sqft  
Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Welcome to Klarvatten! This charming 3-bedroom home offers a bright, open-concept layout with stylish laminate flooring and stainless steel appliances. Upstairs features two spacious bedrooms, a convenient laundry area, and a generous primary suite with a 5-piece ensuite. Youâ€™ll also find an additional 4-piece bathroom. The fully finished basement includes a large rec areaâ€”perfect for movie nights, a home gym, or a play space. Enjoy year-round comfort with central A/C, and make the most of summer in the west-facing backyardâ€”ideal for entertaining or relaxing in the evening sun. This move-in ready home is waiting for its next owner!

Built in 2013

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4448306      |
| Price          | \$419,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,474         |
| Acres          | 0.00          |
| Year Built     | 2013          |
| Type           | Single Family |



|          |             |
|----------|-------------|
| Sub-Type | Half Duplex |
| Style    | 2 Storey    |
| Status   | Active      |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 18032 85 Street |
| Area        | Edmonton        |
| Subdivision | Klarvatten      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Z 0E4         |

### Amenities

|           |                              |
|-----------|------------------------------|
| Amenities | Air Conditioner, See Remarks |
| Parking   | Single Garage Attached       |

### Interior

|                   |                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                       |
| Stories           | 3                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                             |
| Basement          | Full, Finished                                                                                                                                                  |

### Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior          | Wood, Vinyl                                   |
| Exterior Features | Golf Nearby, Landscaped, Schools, See Remarks |
| Roof              | Asphalt Shingles                              |
| Construction      | Wood, Vinyl                                   |
| Foundation        | Concrete Perimeter                            |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 19              |
| Zoning         | Zone 28         |

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